AGENDA

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026 at 7:00 PM

Jeffrey S. Braiman Council Chambers, Village Hall
50 Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

a. Pledge of Allegiance

b. Roll Call

2. Approval of Minutes

a. Minutes of the January 5, 2026 Village Board Regular Meeting

3. Approval of Warrant

a. Approval of Warrant #1390 (Trustee Cesario, Chris Black)

4. Village President's Report

5. Village Manager's Report

6. Special Business

a. Public Hearing: Regarding an Annexation and Development Agreement for 20311 N. Weiland Road (Prairie View) and 301 Weiland Road (Buffalo Grove) (Trustee Ottenheimer, Nicole Woods)

7. Reports from Trustees

8. Consent Agenda

All items listed on the Consent Agenda, which are available in this room this evening, are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event, the item will be removed from the General Order of Business and considered after all other items of business on the Regular Agenda under New Business.

a. O-2026-10 Ordinance Approving the Purchase of One (1) 2026 Chevrolet Tahoe from Currie Motors (Trustee Cesario, Tom Wisniewski)

b. O-2026-11 Ordinance Approving a Minor Amendment to the Preliminary Plan for Churchill Lane Subdivision (Trustee Ottenheimer, Mike Skibbe)

c. O-2026-12 Ordinance Amending Title 5.20 Liquor Controls (President Smith, Samina Shaikh)

d. O-2026-13 Ordinance Amending Title 15 Buildings and Construction of the Village Code, as it relates to the local Electrical Vehicle-Capable Parking Requirements for Multifamily Residential Building (Trustee Ottenheimer, Nicole Woods)

e. O-2026-14 Ordinance Authorizing an Amendment to an Engineering Services Agreement with Hampton, Lenzini, and Renwick, Inc for General Engineering and Development Review Services (Trustee Weidenfeld, Briget Schwab)

9. Ordinances and Resolutions

a. O-2026-15 Ordinance Approving an Annexation and Development Agreement for the Property at 20311 N. Weiland Road, Prairie View and 301 Weiland Road, Buffalo Grove (Trustee Ottenheimer, Nicole Woods)

b. O-2026-16 Ordinance Annexing the Property at 20311 N. Weiland Road, Prairie View (Trustee Ottenheimer, Nicole Woods)

c. O-2026-17 Ordinance Approving Rezoning to the R-7 Residential Zoning District, along with a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan with variations to the Sign, Development, and Zoning Ordinances at 20311 N. Weiland Road and 301 Weiland Road (Trustee Ottenheimer, Nicole Woods)

10. Unfinished Business

11. New Business

12. Public Comment

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Village Board business. All members of the public addressing the Village Board shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Village Board may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

13. Executive Session

a. Executive Session- Section 2(C)(21) of the Illinois Open Meetings Act: Discussion of Minutes of Meetings Lawfully Closed Under This Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

b. Executive Session - Section 2(C)(2) of the Illinois Open Meetings Act: Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees.

14. Adjournment

The Village Board will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 2.a.
Minutes of the January 5, 2026 Village Board Regular Meeting

Contacts

Liaison: Clerk Sirabian
Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes of the January 5, 2026 Village Board Regular Meeting.

Summary

N/A

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Minutes - 01/05/2026 Regular Meeting

MINUTES OF THE REGULAR MEETING OF THE VILLAGE PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS MONDAY, JANUARY 5, 2026

CALL TO ORDER

President Smith called the meeting to order at 7:00 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

Roll call indicated the following present: President Smith; Trustees Richards, Cesario, Bocek and Weidenfeld. Trustees Johnson and Ottenheimer were absent.

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Tyler Grace, Assistant Village Manager/Administrative Services; Katie Golbach, Director of Human Resources; Chris Black, Director of Finance;; Nicole Woods, Director of Community Development; Briget Schwab, Village Engineer; Chris Krase, Deputy Public Works Director; Tom Wisniewski, Facilities Manager; Molly Gillespie, Director of Communications; Fire Chief Kane; Police Chief Budds; Deputy Police Chief Anderson; and Deputy Police Chief Spolar.

APPROVAL OF MINUTES

Moved by Cesario, seconded by Richards, to approve the minutes of the December 1, 2025, Regular Meeting. Upon roll call, Trustees voted as follows:

AYES: 4 – Richards, Cesario, Bocek, Weidenfeld
NAYS: 0 – None
ABSENT: 2 – Johnson, Ottenheimer
Motion declared carried.

Moved by Richards, seconded by Cesario, to approve the minutes of the December 9, 2025, Special Meeting. Upon roll call, Trustees voted as follows:

AYES: 4 – Richards, Cesario, Bocek, Weidenfeld
NAYS: 0 – None
ABSENT: 2 – Johnson, Ottenheimer
Motion declared carried.

WARRANT #1389

Mr. Black read Warrant #1389, first explaining why this warrant is so much higher than normal. Moved by Cesario, seconded by Richards, to approve Warrant #1389 in the amount of $13,252,835.49 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

AYES: 4 – Richards, Cesario, Bocek, Weidenfeld
NAYS: 0 – None
ABSENT: 2 – Johnson, Ottenheimer
Motion declared carried.

VILLAGE PRESIDENT'S REPORT

President Smith wished each of our residents a very healthy and **Happy New Year** and noted that he is looking forward to great things happening in Buffalo Grove in 2026.

DRAFT

Buffalo Grove Rotary President Juliet Ziak, briefly reviewed the **Bill Reid Award**, noting that each year the award goes to a resident in our community that embodies the spirit of Buffalo Grove and strives every day to make it a better place to live for all of us. This year's recipient is Carolyn Lewis. Ms. Lewis is a Social Worker at Aptakisic Junior High School, an active member of the BG Singers, and serves as Secretary of the Vernon Township Mental Health Board. She was chosen for her selfless efforts to support others in her community by running after-school programs, collecting and distributing items for those displaced by the war in Ukraine, and her ongoing support of the Buffalo Grove Rotary annual Holiday Food Box program.

Ms. Lewis thanked everyone for this honor and stated that she loves living in Buffalo Grove and loves working in Buffalo Grove; she stated that being in the spotlight for something is not really her thing, but it is very appreciated

VILLAGE MANAGER'S REPORT

Chief Budds introduced the Buffalo Grove Police Department's newest **Sergeant Michael Carlson** and presented a brief review of Sergeant Carlson's background and accomplishments. Fire & Police Commission Chair McKee proceeded to administer the Oath of Office to Sergeant Carlson after which his wife, Stephanie, pinned on his badge as he was congratulated by the audience and the Board. Sergeant Carlson introduced his family and thanked them and his command staff and fellow officers for their support and noted that he couldn't work with a better team.

Anne Rasmussen, Executive Director of the Vernon Area Public Library District**,** speaking on behalf of herself and Brian Shepard, Executive Director of the Indian Trails Public Library District**,** presented a review of the **2026 Reading Programs** that are being offered to residents in the coming year. Ms. Rasmussen noted that the libraries serve approximately 110,000 residents within the districts as she further expanded on the services provided to our residents.

TRUSTEE REPORTS

There were no Trustee reports tonight.

CONSENT AGENDA

President Smith explained the Consent Agenda, stating that any member of the audience or the Board could request that an item be removed for full discussion; there were no such requests. The Village Clerk read a brief synopsis of each of the items on the Consent Agenda.

K-9 Vehicle - Police Department

Motion to waive bids and negotiate for the purchase of a replacement K-9 vehicle for the Police Department.

Ordinance No. 2026-1 - Midwest Power Industry Inc.

Motion to pass Ordinance No. 2026-1 authorizing a Contract with Midwest Power Industry Inc., for Generator Maintenance & as-needed repairs.

Ordinance No.2026-2 - Parking Restrictions - Bernard Drive

Motion to pass Ordinance No.2026-2 amending Parking Restrictions to Bernard Drive.

Ordinance No. 2026-3 - Bordeaux Natural Area

Motion to pass Ordinance No. 2026-3 approving Amendment 1 of the Intergovernmental Agreement with the Lake County Stormwater Management Commission to receive funding for Bordeaux Natural Area.

Ordinance No. 2026-4 - Veterinary Emergency Group

DRAFT

Motion to pass Ordinance No. 2026-4 approving an Amendment to the Planned Development with variations for an updated Sign Package for Veterinary Emergency Group at 43 McHenry Road.

Resolution No. 2026-1 - 2026 Pay Ranges

Motion to pass Resolution No. 2026-1 approving the 2026 Pay Ranges for the Village of Buffalo Grove employees.

Ordinance No. 2026-5 - AECOM Technical Services, Inc.

Motion to pass Ordinance No. 2026-5 authorizing the Village to execute a Contract with AECOM Technical Services, Inc., to update the Village's Risk and Resilience Assessment and Emergency Response Plan.

Moved by Richards, seconded by Cesario, to approve the Consent Agenda as presented. Upon roll call, Trustees voted as follows:

AYES: 4 – Richards, Cesario, Bocek, Weidenfeld
NAYS: 0 – None
ABSENT: 2 – Johnson, Ottenheimer
Motion declared carried.

ORDINANCE NO. 2026-6 – CHASE PLAZA

Moved by Richards, seconded by Cesario, to pass Ordinance No. 2026-6 approving an amendment to the Planned Unit Development and Preliminary Plan and approval of a Sign Package with variations for Chase Plaza at 1160 Lake Cook Road as detailed in materials contained in Board packets.

Ms. Woods introduced the proposed ordinance and the request of the developer, details of which are contained in the memo that she and Ms. Purvis sent to Mr. Bragg dated January 5, 2026.

Louis Schriber, Shorewood Development Group, referred to a PowerPoint presentation with a brief background of their firm as well as an overview of the project, after which he responded to comments and questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 4 – Richards, Cesario, Bocek, Weidenfeld
NAYS: 0 – None
ABSENT: 2 – Johnson, Ottenheimer
Motion declared carried.

ORDINANCE NO. 2026-7 – VEHICLE PURCHASES

Moved by Cesario, seconded by Bocek, to approve Ordinance No. 2026-7 authorizing the purchase of four (4) Police Department vehicles and two (2) Public Works Department vehicles from Currie Motors in an amount not to exceed $307,176.00, subject to final review and approval by the Village Attorney.

Mr. Krase reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg dated December 9, 2025, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 4 – Richards, Cesario, Bocek, Weidenfeld
NAYS: 0 – None
ABSENT: 2 – Johnson, Ottenheimer
Motion declared carried.

ORDINANCE NO. 2026-8 – CIORBA GROUP

DRAFT

Moved by Cesario, seconded by Richards, to pass Ordinance No. 2026-8 authorizing the Village Manager to execute a contract with Ciorba Group, Inc. for a price not to exceed $293,490.63 for Sanitary Sewer Systems Annual Documentation and Compliance, subject to final review and approval by the Village Attorney.

Mr. Krase reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg dated December 17, 2025, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 4 – Richards, Cesario, Bocek, Weidenfeld
NAYS: 0 – None
ABSENT: 2 – Johnson, Ottenheimer
Motion declared carried.

ORDINANCE NO. 2026-9 – BOLDER CONTRACTORS

Moved by Cesario, seconded by Richards, to pass Ordinance No. 2026-9 authorizing the execution of a contract with Bolder Contractors, LLC for the Northern Old Lake County Streets and Water Improvements Project, pending final review and approval by the Village Attorney.

Ms. Schwab reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that she prepared.

Upon roll call, Trustees voted as follows:

AYES: 4 – Richards, Cesario, Bocek, Weidenfeld
NAYS: 0 – None
ABSENT: 2 – Johnson, Ottenheimer
Motion declared carried.

PUBLIC COMMENT

President Smith reviewed the parameters to be followed by speakers and asked if there were any questions from the audience on items not on tonight's agenda; there were no such questions.

ADJOURNMENT

Moved by Bocek, seconded by Cesario, to adjourn the meeting. Upon roll call, Trustees voted as follows:

AYES: 4 – Richards, Cesario, Bocek, Weidenfeld
NAYS: 0 – None
ABSENT: 2 – Johnson, Ottenheimer
Motion declared carried.

The meeting was adjourned at 7:50 P.M.

_____
Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 20th DAY OF January 2026

_____
Village President

DRAFT

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 3.a.
Approval of Warrant #1390

Contacts

Liaison: Trustee Cesario
Staff: Chris Black

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve Warrant #1390 in the amount of $3,754,105.92

Summary

Warrant #1390 in the amount of $3,754,105.92

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Summary Warrant 1390

VILLAGE OF BUFFALO GROVE WARRANT #1390
20-Jan-26

General Fund:	**247,251.02**
Parking Lot Fund:	**6,646.43**
Motor Fuel Tax Fund:	**0.00**
Debt Service Fund:	**253,440.62**
School & Park Donations:	**0.00**
Lake Cook Rd TIF Fund:	**24,598.75**
Capital Projects-Facilities:	**928,493.59**
Capital Projects-Vehicles/Equipment:	**362,898.00**
Capital Projects-Streets:	**51,153.89**
Retiree Health Savings (RHS):	**20,733.73**
Water Fund:	**230,593.65**
Buffalo Grove Golf Fund:	**113.00**
Arboretum Golf Fund:	**327.00**
Refuse Service Fund:	**0.00**
Information Technology Internal Service Fund:	**197,041.42**
Central Garage Internal Service Fund:	**78,240.23**
Building Maintenance Internal Service Fund:	**37,783.39**
	2,439,314.72
PAYROLL PERIOD ENDING 1/15/2026	**1,314,791.20**
TOTAL WARRANT #1390	**3,754,105.92**

APPROVED FOR PAYMENT BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS

Village Clerk

Village President

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 6.a.
Public Hearing: Regarding an Annexation and Development Agreement for 20311 N. Weiland Road (Prairie View) and 301 Weiland Road (Buffalo Grove)

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to open the public hearing.

Summary

The Village Board should open the public hearing and take testimony concerning the annexation and development agreement. Once all testimony has been received and the Village Board has discussed the terms of the annexation and development agreement, the public hearing can remain open until the annexation and development agreement is voted upon.

Additional information can be found in the attached memorandum.

Strategic Alignment

Guiding Principle

Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. BOT Memo
2. DRAFT - Annexation Agreement
3. Exhibit B. Plat of Annexation
4. Exhibit C. Preliminary Plan
5. Exhibit D. Preliminary Plat of Subdivison

6. Exhibit E. Preliminary Engineering Plan
7. Exhibit F. Preliminary Landscape Plan
8. Exhibit G. Architectural Rendering
9. Exhibit H. Sample Development Improvement Agreement
10. Staff Report
11. Draft PZC Minutes - Dec 17, 2025

MEMORANDUM

DATE: January 20, 2026

TO: Village Manager Dane Bragg

FROM: Nicole Woods, Community Development Director
Andrew Binder, Associate Planner

SUBJECT: Public Hearing: Regarding an Annexation and Development Agreement and 20311 N. Weiland Road, Prairie View, IL 60089 and 301 Weiland Road, Buffalo Grove, IL 60089

RECOMMENDATION

Staff recommends that the Village Board approve the attached annexation and development agreement, subject to final review and approval by the Village Attorney. The attached annexation and development agreement includes the site plan and conditions recommended by staff.

PROJECT BACKGROUND

M/I Homes of Chicago, LLC is the contract purchaser of two parcels: 20311 N. Weiland Road, located in unincorporated Lake County, and 301 Weiland Road within Buffalo Grove. The 20311 N. Weiland Road parcel comprises approximately 0.9 acres and is improved with a single-family dwelling, whereas the 301 Weiland Road property encompasses roughly 8.6 acres and is developed with the Schwaben Center facility and associated soccer fields. M/I Homes is requesting to annex 20311 N Weiland into Buffalo Grove and to redevelop both properties (20311 N Weiland Rd and 301 Weiland Rd) into a residential development called Highbury Club, which will include 33 single-family homes. As proposed, the project requires annexation, rezoning to the R-7 Residential Zoning District, a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan, and approval of variations to the Sign, Development, and Zoning Ordinances. The complete list of the variations is included in Section 4 of the attached draft annexation agreement.

Figure 1: Subject Area for Highbury Club

VILLAGE BOARD REFERRAL

On May 19, 2025, the developer presented an overview of the concept plan to the Village Board for the proposed 33-unit single-family home development at 301 Weiland and 20311 Weiland Road. The Village Board provided comments and referred the project to the PZC to begin the entitlements process.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

On December 17, 2025, the PZC held a public hearing regarding the zoning requests for the project. The PZC members discussed various topics including pedestrian connectivity, school impacts, traffic, landscaping and maintenance, fencing, lot sizes, setbacks, and density. At the conclusion of the discussion, the PZC unanimously recommended approval of a rezoning to the R-7 Residential Zoning District, a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan, and approval of variations to the Sign, Development, and Zoning Ordinances

PUBLIC COMMENTS

The developer held a neighborhood meeting at the Schwaben Center on Monday, October 20, 2025. Property owners within 350 feet of the site received notice of the meeting by mail. The meeting was attended by the neighbors adjacent to the site. Attendees had questions regarding drainage, anticipated home price, construction schedules, traffic, as well as future development plans for properties south of the site. Approximately 22 people were in attendance.

Staff received one inquiry regarding project following the public hearing notifications. In addition, five neighboring residents spoke at the public hearing on December 17, 2025. They raised questions and concerns about privacy, traffic congestion, and the safety of existing bike paths and pedestrian crossings. The staff report and draft minutes from the PZC meeting are attached to provide further detail on the public comments, PZC discussions, and information regarding the project.

ANNEXATION AND DEVELOPMENT AGREEMENT

Attached for Board consideration is a final annexation and development agreement reflecting the plans and conditions outlined in PZC application. Staff recommends approval of the agreement, subject to the terms and conditions identified in the attached annexation and development agreement. The attached annexation and development agreement shall be subject to final review and approval by the Village Attorney. The following are some of the key terms of the draft annexation and development agreement:

1. The term of the agreement is 20 years and is binding upon the subject properties, parties to the agreement, and all successors and assigns.
2. Developer agrees to make cash contributions to the Village for conveyance to the Buffalo Grove Park District to fulfill the obligation of the property concerning park donations in accordance with Title 19 of the Buffalo Grove Municipal Code.
3. The Developer shall pay a cash contribution to School Districts 125 in accordance with Title 19 of the Village Code. In addition, the developer has agreed to pay a cash contribution to School District 102 in accordance with Title 19 of the Village Code, however the developer has agreed

to increase the impact fee to $4,459 per unit for a total of $147,147, which is higher than the code's requirement. This agreement between 102 and the Developer shall be memorialized via a written agreement, prior to building permit issuance.

4. The Developer shall pay an annexation fee of $1,500 per subdivided lot located within the parcel that is being annexed, which is a total of 6 lots.
5. The developer shall reimburse the Village for any real estate tax payments made by the Village to the Long Grove Fire Protection District concerning the annexation property.

SCHOOL/PARK IMPACTS

The developer has provided a summary of the fiscal impact analysis (attached) prepared by Ryan LLC, which identifies that the proposed development would have a fiscally positive impact on the Village and Park District and a positive to neutral impact on School Districts 102 and 125.

School District 102 (Elementary)

According to the fiscal impact study, which utilized the Village Code's multiplier, the Highbury Club development is expected to generate approximately 27 students, resulting in an estimated annual operating surplus of $12,571 for District 102. This figure is slightly lower than the projection based on the multiplier calculated from data gathered from the Link Crossing development, which anticipated 25 students for District 102. Through discussions with the developer and D102, the developer has agreed to pay School District 102 an increased impact fee of $4,459 per unit for a total of $147,147. This is required to be memorialized in a written agreement between the Developer and the School District 102, prior to building permit issuance.

School District 125 (Stevenson)

The fiscal impact study also utilized the Village Code's multiplier for D125 student estimates. In this regard, the development is expected to generate approximately 12 students, resulting in an estimated annual operating surplus of $96,196 for District 125. This figure is also lower than the projection based on the multiplier calculated from data gathered from the Link Crossing development, which anticipated 10 students. The developer is proposing to pay impact fees in accordance with Title 19 of Village Code for D125.

Park District

The project will make a cash contribution (in lieu of land) to the Park District in accordance with Title 19 of the Village Code.

ACTION REQUESTED

The Village Board should open the public hearing and take testimony concerning the annexation and development agreement. Once all testimony has been received and the Village Board has discussed the terms of the annexation and development agreement, the public hearing can remain open until the annexation and development agreement is voted upon.

ANNEXATION AND DEVELOPMENT AGREEMENT

20311 AND 301 WEILAND ROAD

M/I HOMES - HIGHBURY

This agreement (hereinafter referred to as the "Agreement") is made and entered into this _____ day of _____, 2026 (“Effective Date”), by and between the VILLAGE OF BUFFALO GROVE ("Village") by and through the President and Board of Trustees of the Village (collectively, the "Corporate Authorities") and M/I HOMES OF CHICAGO, LLC, 2135 City Gate Lane, Naperville, Illinois 60563 ("Developer") and CASTLE ROOK LLC (“Parcel 1 Owner”) and SE INC MANAGEMENT, LLC (“Parcel 2 Owner,” and together with Parcel 1 Owner, “Owners”).

W I T N E S S E T H:

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit by virtue of the provisions of the Constitution of the State of Illinois of 1970; and

WHEREAS, Parcel 1 Owner is the owner of a certain tract of property comprising 0.8698 acres legally described and identified in the Legal Description, attached hereto as EXHIBIT A and made a part hereof, and which real estate is contiguous to the corporate limits of the Village; and,

WHEREAS, Parcel 2 Owner is the owner of a certain tract of property comprising approximately 7.7 acres legally described and identified in the Legal Description, attached hereto as Exhibit A and made a part hereof, and which real estate is within the corporate limits of the Village; and

WHEREAS, Parcel 1 and Parcel 2 are hereinafter collectively referred to as the “Property”; and

WHEREAS, a Plat of Annexation for Parcel 1, including certain street right-of-way adjacent to the Property, is attached hereto as EXHIBIT B; and

WHEREAS, Developer is the contract purchaser of the Property from the Owners; and

WHEREAS, Developer desires and proposes pursuant to the provisions and regulations applicable to the R-7 District of the Village Zoning Ordinance, with a special use as a Residential

Planned Unit Development, to develop the Property in accordance with and pursuant to certain Preliminary Plans (as defined in Section 5 of this Agreement). Said development of the Property shall consist of 33 single family residences to be constructed by Developer (the "Project"); and

WHEREAS, pursuant to the provisions of Section 5/11-15.1-1 *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*) and as the same may have been modified by the Village's Home Rule powers, a proposed Annexation Agreement was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice as provided by Statute; and,

WHEREAS, pursuant to due notice and advertisement, the Planning & Zoning Commission of the Village has held a public hearing and made its recommendations with respect to the requested zoning classification in the R-7 District with a special use as a Residential Planned Unit Development and variations to the Village Sign Ordinance, Development Ordinance and Zoning Ordinance; and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the annexation of Parcel 1 to the Village and the zoning and development of the Property on the terms and conditions herein set forth would further enable the Village to control the development of the area and would serve the best interests of the Village.

NOW, THEREFORE, in consideration of the premises, mutual covenants and agreements herein set forth, the parties hereto agree as follows:

1. Applicable Law. This Agreement is made pursuant to and in accordance with the provisions of Section 5/11-15.1-1 *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*) and as the same may have been modified by the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Agreement.

2. Agreement: Compliance and Validity. The Owner of Parcel 1 and Developer have filed with the Village Clerk of the Village a proper petition pursuant to and in accordance with the provisions of Section 5/7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8) and as the same may have been modified by the Village's Home Rule powers, conditioned on the execution of this Agreement and the compliance with the terms and provisions contained herein, to annex the property to the Village. It is understood and agreed that this Agreement in its entirety, together with the aforesaid petition for annexation, shall be null, void and of no force and effect unless

Parcel 1 is validly annexed to the Village and the Property is validly zoned and classified as a Planned Unit Development in the R-7 District, all as contemplated in this Agreement. No portion of the Property shall be disconnected from the Village without the prior written consent of its Corporate Authorities.

3. Enactment of Annexation Ordinance. The Corporate Authorities, within twenty-one (21) days of the execution of this Agreement by the Village, will enact an ordinance (hereinafter referred to as the "Annexation Ordinance") annexing Parcel 1 to the Village. Said Annexation Ordinance shall be recorded at the Lake County Recorder's Office along with the Plat of Annexation (attached hereto as EXHIBIT B).

4. Enactment of Zoning Ordinance. Within twenty-one (21) days after the passage of the Annexation Ordinance, the Corporate Authorities shall enact an ordinance zoning the Property in the R-7 District, with a Special Use for a Residential Planned Unit Development, subject to the restrictions further contained herein and all applicable ordinances of the Village of Buffalo Grove as amended from time to time. Said zoning shall be further conditioned on the development of the Project in accordance with the Preliminary Plans and other exhibits attached hereto or incorporated by reference herein. In addition, the ordinance approving the Special Use for a Residential Planned Unit Development shall include the granting of the following variations:

a. Section 14.16.010 to allow a residential development sign in the R-7 District and to allow the sign to exceed the height limitation and be placed within the required setback area; and
b. Section 16.30.050 of the Development Ordinance to allow a cul-de sac with a maximum length of greater than 500 feet and a bulb diameter of less than 120 feet; and
c. Section 16.50.070 to allow the proposed streets to have a grade of less than 1.0% and a slope of less than 0.6%; and
d. Section 17.40.030 C. to allow reduced interior side, corner side, and rear yard building setbacks as well as reduced lot areas and lot widths; and
e. Section 17.28.050 E. to allow a single-family residential planned unit development to exceed the dwelling units per acre permitted.

5. Approval of Plans. The Corporate Authorities hereby approve the Preliminary Plans pursuant to the provisions of the Development Ordinance. The "Preliminary Plans" consist of the following documents:

a. Preliminary PUD Plan, prepared by Gary R. Weber Associates, Inc. and last revised on November 17, 2025, a copy of which is attached hereto as Exhibit C (the "Preliminary PUD Plan");

b. Final Plat of Subdivision, prepared by Thomson Surveying Ltd., and last revised on November 24, 2025, a copy of which is attached hereto as Exhibit D (the "Final Plat of Subdivision");

c. Preliminary Engineering Plan, prepared by Pearson, Brown & Associates, Inc., last revised on November 20, 2025, a copy of which is attached hereto as Exhibit E (the "Preliminary Engineering Plan");

d. Preliminary Landscape Plan, prepared by Gary R. Weber Associates, Inc., last revised on November 20, 2025, a copy of which is attached hereto as Exhibit F (the "Preliminary Landscape Plan");

e. Building Elevations, prepared by M/I Homes, last revised on September 12, 2025, a copy of which is attached hereto as Exhibit G (the "Building Elevations").

6. Compliance with Applicable Ordinances. Developer agrees to comply with all ordinances of the Village of Buffalo Grove as amended from time to time in the development of the Project, provided that all new ordinances, amendments, rules and regulations relating to zoning, building and subdivision of land adopted after the date of this Agreement shall not be arbitrarily or discriminatorily applied to the Project but shall be equally applicable to all property similarly zoned and situated to the extent possible. Developer, in the development of the Project, shall comply with the standards set forth in the Development Ordinance as amended from time to time. Notwithstanding the foregoing, the Village shall not apply new ordinances or regulations to the Project to the extent that the ordinances or regulations would prevent development of the Project in accordance with the Preliminary Plans approved herein.

7. Amendment of Plans. If Developer desires to make major changes to the Preliminary Plans, as herein approved, the parties agree that such changes to the Preliminary

Plans will require, if the Village so determines, the submission of amended plats or plans, together with proper supporting documentation, to the Planning & Zoning Commission and/or the Corporate Authorities to consider such major changes to the Preliminary Plans. The Corporate Authorities may, in their sole discretion, require additional public hearings and may review the commitments of record contained in this Agreement, including, but not limited to fees, prior to final consideration of any change to the Preliminary Plans. The Village Manager is hereby authorized to approve such minor changes to the Plans as she or he deems appropriate.

8. Building Permit Fees. The building permit fees may be increased from time to time so long as said permit fees are applied consistently to all other developments in the Village to the extent possible. In the event a conflict arises between Developer and the Village on any engineering and technical matters subject to this Agreement, the Village reserves the right to pass along any and all additional reasonable and actual expenses incurred due to the use of consultants in the review and inspection of the Project from time to time.

9. Water Provision. Developer shall be permitted and agrees to tap on to the Village water system at points approved by the Village Engineer which points are shown on the Preliminary Engineering Plan (EXHIBIT E) and are hereby approved by the Village. Developer further agrees to pay to the Village such tap on fees in accordance with the applicable Village Ordinances in effect at the time of the issuance of the water and sewer permits. Developer agrees to accept any increase in water rates and tap on fees provided such rates and fees apply consistently to all other similar users in the Village. Following such tap on, the Village agrees to provide to the best of its ability and in a non-discriminatory manner water service to all users within the Project in accordance with the Preliminary Plans. Water mains serving the Project shall be installed by Developer and, except for service connections to individual homes, shall, upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, be dedicated to the Village and become a part of the Village water system maintained by the Village.

10. Stormwater Management and Sanitary Sewer Provisions.

a. The Corporate Authorities agree to cooperate with Developer and to use their best efforts to aid Developer in obtaining such permits from governmental agencies having

jurisdiction as may be necessary to authorize connection of the Project to the Lake County Department of Public Works for the collection of sewage. Developer shall construct on-site and off-site sanitary sewers as may be necessary to service the Project, in accordance with the Preliminary Engineering Plan (EXHIBIT E). Upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, the Corporate Authorities agree to operate and maintain such systems, except for sanitary sewer service connections to individual homes. Developer agrees to accept any increase in sewer rates and tap on fees, provided such rates and fees are applied consistently to all similar users in the Village.

b. Developer shall also construct any storm sewers and stormwater management improvements which may be necessary to service the Project, in accordance with Preliminary Engineering Plan (EXHIBIT E). To meet the stormwater detention requirements of the Development Ordinance, Developer intends to utilize excess detention storage in the adjacent off-site detention basin (known as "Pritchett Pond") owned by the Village and the Village acknowledges and agrees that Developer may use such storage as set forth in this Section 10(b). Developer agrees to pay the Village the sum of $341,986.45 for the use of 1.7 acre-feet of detention storage in Pritchett Pond. If Developer wishes to purchase less than 1.7 acre-feet of stormwater storage, the cost will be calculated on a pro-rated basis.

11. Drainage Provisions. Developer shall fully comply with any reasonable request of the Village Engineer related to the placement of buildings on lots, to preserve drainage standards. Developer shall install any storm sewers and/or inlets which are reasonably required to eliminate standing water or conditions of excess sogginess which may, in the opinion of the Village Engineer, be detrimental to the growth and maintenance of lawn grasses.

12. Security for Public and Private Site Improvements. Security for public and private site improvements shall be provided in accordance with the Development Ordinance and a Development Improvement Agreement (A sample Development Improvement Agreement is attached hereto as EXHIBIT H and is subject to further negotiation and approval by the parties.) as amended from time to time. Any letter of credit issued for such improvements shall be drawn on a financial institution of net worth reasonably satisfactory to the Village Attorney. The issuer may have an equitable or lending interest in the Property provided that the letter of credit, either

by its own terms or by separate written assurances of the issuer, shall be honored irrespective of that interest. Subject to the terms of the Development Improvement Agreement, the Village shall have the right to draw up to the full amount of the letter of credit in order to complete, and have formal acceptance of, all improvements secured by the letter of credit.

13. Exhibits. The following EXHIBITS, some of which were presented in testimony given by Developer or the witnesses during the hearings held before the Planning & Zoning Commission and the Corporate Authorities prior to the execution of this Agreement, are hereby incorporated by reference herein, made a part hereof and designated as shown below.

EXHIBIT A	Legal Description
EXHIBIT B	Plat of Annexation
EXHIBIT C	Preliminary Plan
EXHIBIT D	Preliminary Plat of Subdivision
EXHIBIT E	Preliminary Engineering Plan
EXHIBIT F	Preliminary Landscaping Plan
EXHIBIT G	Architectural Rendering
EXHIBIT H	Sample Development Improvement Agreement

14. Annexation Fee. Developer agrees to pay an annexation fee of $1,500.00 per subdivided lot located within Parcel 1, which is a total of 6 lots. This fee shall be payable pro rata at the time of issuance of building permits for homes on such lots. This fee, however, shall be paid in full prior to the expiration of this Agreement.

15. Building, Landscaping and Aesthetics Plans. Developer will submit final building and landscaping plans (which landscaping plans shall conform to the requirements of Village Ordinances) in connection with the development of homes on individual lots for final approval by the Village before commencing construction of buildings. Lighting and signage shall be compatible with surrounding areas as approved by the Village in the Preliminary Plans. Phases not under construction or completed shall be maintained in a neat and orderly fashion as reasonably determined by the Village Manager. The exterior elevations of the buildings to be constructed by Developer shall comply with the Final Plans approved by the Village. It is understood and agreed that minor modifications pertaining to the exterior elevations may be

desired by Developer, and to the extent practicable, the Village shall review said modifications administratively. Major changes may be subject to review by the Appearance Review Team (ART) and/or the Planning & Zoning Commission.

16. Declaration of Covenants, Conditions and Restrictions.

a. Prior to approval of the Development Improvement Agreement, Developer shall provide to the Village for review and approval a "Declaration." The Declaration shall provide for the creation of a homeowners' association (the "HOA") which shall be responsible for the governance of the Project. The Declaration shall require all lot owners in the Project to make assessment payments for the purpose of funding the operation, maintenance, repair and reconstruction of the common areas and private improvements serving the Project (the "HOA Improvements"). The HOA Improvements shall include stormwater management facilities, including but not limited to the detention pond located on Outlot A, common area landscaping, Project signage, and fences. The HOA shall be responsible to own, operate, and maintain the HOA Improvements.

b. The Developer shall (i) record the Declaration and (ii) incorporate the HOA prior to the issuance of a final certificate of occupancy for the first unit within the Property.

c. The Village shall have the right, but not the obligation, to enforce the Declaration, and further shall have the right, upon thirty (30) calendar days prior written notice specifying the nature of a default, to enter upon the Property and cure such default, or cause the same to be cured at the cost and expense of the HOA. The Village shall also have the right to charge or place a lien upon the Property for repayment of such costs and expenses, including reasonable attorneys' fees in enforcing such obligations.

d. The Declaration shall also provide that the Property shall be used and developed in accordance with Village ordinances, codes and regulations applicable thereto, including ordinance(s) enacted pursuant to this Agreement.

e. The Declaration shall be submitted to the Village for review and reasonable approval consistent with the terms of this Agreement. The Declaration shall provide that the provisions relative to the requirements set forth in this Section 16 may not be amended without the prior approval of the Village.

f. The Declaration shall require that landscaping embellishments (arbors, trellises, fences, etc.), if any, shall be maintained consistent with the final landscape plan for the Project.

g. The Declaration shall indicate that the retaining walls located on individual lots, if any, have been installed to satisfy the approved grading and drainage requirements. These walls constitute essential components of the approved engineering plan and are necessary to maintain the required grades and proper stormwater flow. The Declaration shall further indicate that retaining walls may not be removed, altered, modified, or relocated without the prior written approval of the HOA and the Village. The Village may require that all initial and subsequent homeowners with a required retaining wall on their lot execute a disclosure acknowledging that the retaining wall is, and shall remain, privately owned and maintained.

h. The Declaration shall indicate that the HOA shall maintain the stormwater management facility and the portions of the storm sewer system not noted as public on the engineering plans.

17. Park District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to time regarding park donations. Developer agrees to make cash contributions to the Village for conveyance to the Buffalo Grove Park District to fulfill the obligation of the Project concerning park donations in accordance with Title 19 of the Buffalo Grove Municipal Code.

18. School District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to time regarding school donations. Developer agrees to make cash and/or in-kind contributions to the Village for conveyance to School Districts 102 and 125 according to the criteria of said Title, provided that Developer and the Village acknowledge that, prior to the issuance of the first building permit for the Project, the amount of contributions to School District 102 will be separately memorialized in a written agreement between Developer and School District 102.

19. Library District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to time regarding library donations.

20. Conditions Concerning Park, School and Library Donations. It is understood and

agreed that rooms in the residential units labeled as dens, lofts, studies or libraries on the floor plans will not be counted as bedrooms for the purposes of calculating park, school and library donations unless the same include closets. It is understood and agreed that the per acre land value used to compute said cash contributions may be increased from time to time, and cash contributions made at the time of building permit issuance shall be based on the land value in effect at the time of permit issuance, provided that the contribution to District 102 shall not be modified without a written agreement executed by Developer and District 102.

21. Annexation to the Buffalo Grove Park District. Developer agrees, at the request of the Buffalo Grove Park District, to annex Parcel 1 to said Park District. Said annexation shall be completed within sixty days (60) days of the request of the Park District.

22. Facilitation of Development. Time is of the essence of this Agreement, and all parties will make every reasonable effort to expedite the subject matters hereof. It is further understood and agreed that the successful consummation of this Agreement and the development of the Project is in the best interests of all the parties and requires their continued cooperation. Developer does hereby evidence its intent to fully comply with all Village requirements, its willingness to discuss any matters of mutual interest that may arise, and its willingness to assist the Village to the fullest extent possible. The Village does hereby evidence its intent to cooperate in the resolution of mutual problems and its willingness to facilitate the development of the Project, as contemplated by the provisions of this Agreement.

23. Enforceability of the Agreement. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties or by an appropriate action at law or in equity to secure the performance of the covenants herein described. If any provision of this Agreement is held invalid, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

24. Term of Agreement. This Agreement is binding upon the Property, the parties hereto and their respective grantees, successors and assigns for a term of twenty (20) years from the date of this Agreement. Developer is under contract to purchase the Property from Owners after the Village has approved this Agreement. As such, the Village acknowledges that, upon such closing, Developer, or an entity which controls, is controlled by or is under common ownership

with Developer shall be entitled to develop the Property consistent with this Agreement. Otherwise, this Agreement shall not be assigned to any other party or entity without prior written consent of the Village Manager. If Developer fails to close on the Property on or before July 1, 2026 all rights and benefits of this Agreement and the approved Planned Unit Development and Rezoning Ordinances shall not be given to the Owners and the Project and this Agreement shall be null and void.

25. Corporate Capacities. The parties acknowledge and agree that the individuals that are members of the group constituting the Corporate Authorities are entering into this Agreement in their official capacities as members of such group and shall have no personal liability in their individual capacities.

26. Notices. Any notice required pursuant to the provisions of this Agreement shall be in writing and be sent by certified mail to the following addresses until notice of change of address is given and shall be deemed received on the fifth business day following deposit in the U.S. Mail.

If to Owner/Developer:	M/I Homes of Chicago, LLC 2135 City Gate Lane, Suite 620 Naperville, IL 60563 Attention: Scott Barenbrugge
Copy to:	Saul Ewing LLP 161 N. Clark Street, Suite 4200 Chicago, IL 60601 Attention: Julie Workman, Esq.
If to Village:	Village Clerk Village of Buffalo Grove 50 Raupp Boulevard Buffalo Grove, IL 60089
Copy to:	Patrick Brankin, Esq. Schain, Banks, Kenny & Schwartz, Ltd. 70 W. Madison Street, Suite 5300 Chicago, IL 60602

27. Default. The Village and Developer covenant and agree, on behalf of themselves and their respective successors and assigns, that in the event of a default of any of the terms,

provisions or conditions of this Agreement by either party, its successors or assigns, which default remains uncorrected for a period of thirty (30) days after written notice to the other party of such default, the party seeking to enforce said provision shall have the right to seek specific performance thereof. It is further expressly agreed by and between the parties hereto that the remedy of specific performance herein given shall not be exclusive of any other remedy afforded by law to the parties, their successors or assigns.

28. Litigation.

a. Developer, at its cost, shall be responsible for any litigation which may arise relating to the annexation, zoning and development of the Project. Developer shall cooperate with the Village in said litigation, but Developer's counsel will have principal responsibility for such litigation.

b. Developer shall reimburse the Village for reasonable attorneys' fees, expenses and costs incurred by the Village resulting from litigation relating to the annexation, zoning and development of the Project or in the enforcement of any of the terms of this Annexation Agreement upon a default by Developer.

c. Developer hereby indemnifies and holds the Village harmless from any actions or causes of action which may arise as a result of development activities for which the Owners/Developer is responsible.

29. Special Conditions.

a. It is understood and agreed that upon annexation the Village will issue new street address(es) for building(s) within the Property to ensure proper identification for provision of services, and Developer shall use said Village address(es) in place of current address(es) assigned by Lake County. Developer is also required to contact the Buffalo Grove Post Office and submit a change of address(es) requesting use of the address(es) as assigned by the Village.

b. Developer shall deposit with the Village the amount necessary to reimburse the Village for any real estate tax payments made by the Village to the Long Grove Fire Protection District concerning the Property pursuant to Section 705/20 of the Illinois Fire Protection Act (70 ILCS 705/20). Said deposit, as

determined by the Village, shall be made by the Owner/Developer within sixty (60) days of the date of this Agreement.

c. Use of Corrugated Metal Pipe (CMP) shall not be allowed unless approved by the Village.

30. Well and Septic Facilities and Underground Tanks – All water wells and septic sewer facilities on the Property shall be properly sealed or pumped and filled as required by the Illinois Department of Public Health and as approved by the Village Health Officer. Any underground tanks shall be removed as permitted and approved by the Illinois State Fire Marshal. Said sealing and removing of wells, septic facilities and underground tanks shall be completed on a schedule as directed by the Village.

31. Removal of Buildings and Structures – All buildings, structures, vehicles and other materials on the Property shall be removed prior to any site preparation work for the Project. If the Village reasonably determines, in the period prior to development, that structures or other objects need to be removed from the Property to prevent health or nuisance problems, Developer shall comply pursuant to the Village's reasonable prior written direction.

32. Developer and Association Obligations. The Project shall conform to the plans and conditions provided in this Agreement and in the Planned Unit Development Ordinance.

33. Miscellaneous.

a. No Waiver of Tort Immunities. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

b. Third Party Beneficiary. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation other than the parties hereto shall be made or be valid against the Village.

c. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

d. Governing Laws. This Agreement shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall be in Cook County, Illinois.

e. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the parties.

f. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

g. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

h. Counterpart Execution. This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

i. Effective Date. This Agreement shall become effective on the date on which Developer acquires title to the Property by special warranty deed.

j. Assignment. This Agreement shall not be assigned without the prior written approval of the Village, which shall not be unreasonably withheld.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY; SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the Corporate Authorities and Owner have caused this instrument to be executed by their respective proper officials duly authorized to execute the same on the day and the year first above written.

VILLAGE OF BUFFALO GROVE

By_____

Eric Smith, Village President

ATTEST:

By_____

VILLAGE CLERK

OWNER: CASTLE ROOK LLC

By_____

_____

Printed Name and Position

OWNER: SE INC MANAGEMENT, LLC

By_____

_____

Printed Name and Position

DEVELOPER: M/I HOMES OF CHICAGO, LLC

By_____

_____

Printed Name and Position

This document prepared by:

Patrick Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison Street, Suite 5300

Chicago, IL 60602

Mail to:

Village Clerk
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

EXHIBIT A
to
Annexation Agreement
LEGAL DESCRIPTIONS:

Parcel 1:
20311 Weiland Road

THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5, 323.98 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 315.10 FEET, THENCE SOUTH 130.00 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE, 355.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, WHICH IS 135.99 FEET SOUTHWESTERLY OF THE PLACE OF BEGINNING AND THENCE NORTHWESTERLY (SIC) ALONG SAID WESTERLY LINE, 135.99 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION PER DOCUMENT NO. 7271249 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

PARCEL INDEX NUMBER: 15-33-402-128

PROPERTY COMMON ADDRESS: 20311 Weiland Road, Prairie View, Illinois

Parcel 2:
301 Weiland Road

LOT 1 IN SCHWABEN CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1981 AS DOCUMENT NUMBER 2132309, IN LAKE COUNTY, ILLINOIS. LESS AND EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION IN CASE 17ED33 AS DISCLOSED BY AGREED FINAL ORDER RECORDED AS DOCUMENT 7526357.

ALSO THAT PART OF LOT 5 LYING SOUTH OF THE NORTH 80 RODS IN PRAIRIE VIEW ACRES BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY ILLINOIS EXCEPT THE WEST 430.12 FEET THEREOF.

PARCEL INDEX NUMBER: 15-33-402-111-0000 & 15-33-402-112-000

PROPERTY COMMON ADDRESS: 301 Weiland Road, Buffalo Grove, Illinois

EXHIBIT B
to
Annexation Agreement
20311 Weiland Road

PLAT OF ANNEXATION

EXHIBIT C
to
Annexation Agreement
20311 Weiland Road

PRELIMINARY PLAN

EXHIBIT D
To
Annexation Agreement
20311 Weiland Road

PRELIMINARY PLAT OF SUBDIVISION

EXHIBIT E
To
Annexation Agreement
20311 Weiland Road

PRELIMINARY ENGINEERING PLANS

EXHIBIT F
To
Annexation Agreement
20311 Weiland Road

PRELIMINARY LANDSCAPE PLANS

EXHIBIT G
To
Annexation Agreement
20311 Weiland Road

ARCHITECTURAL RENDERING

EXHIBIT H
To
Annexation Agreement
20311 Weiland Road

SAMPLE DEVELOPMENT IMPROVEMENT AGREEMENT

PLAT OF ANNEXATION
TO THE VILLAGE OF BUFFALO GROVE

PARCEL DESCRIPTION:

THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5, 323.98 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 315.10 FEET, THENCE SOUTH 130.00 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE, 355.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, WHICH IS 135.99 FEET SOUTHWESTERLY OF THE PLACE OF BEGINNING AND THENCE NORTHWESTERLY (SIC) ALONG SAID WESTERLY LINE, 135.99 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS:

EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION PER DOCUMENT NO. 7271249 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

LEGEND

EXISTING LIMITS OF BUFFALO GROVE (HATCHED LINE)

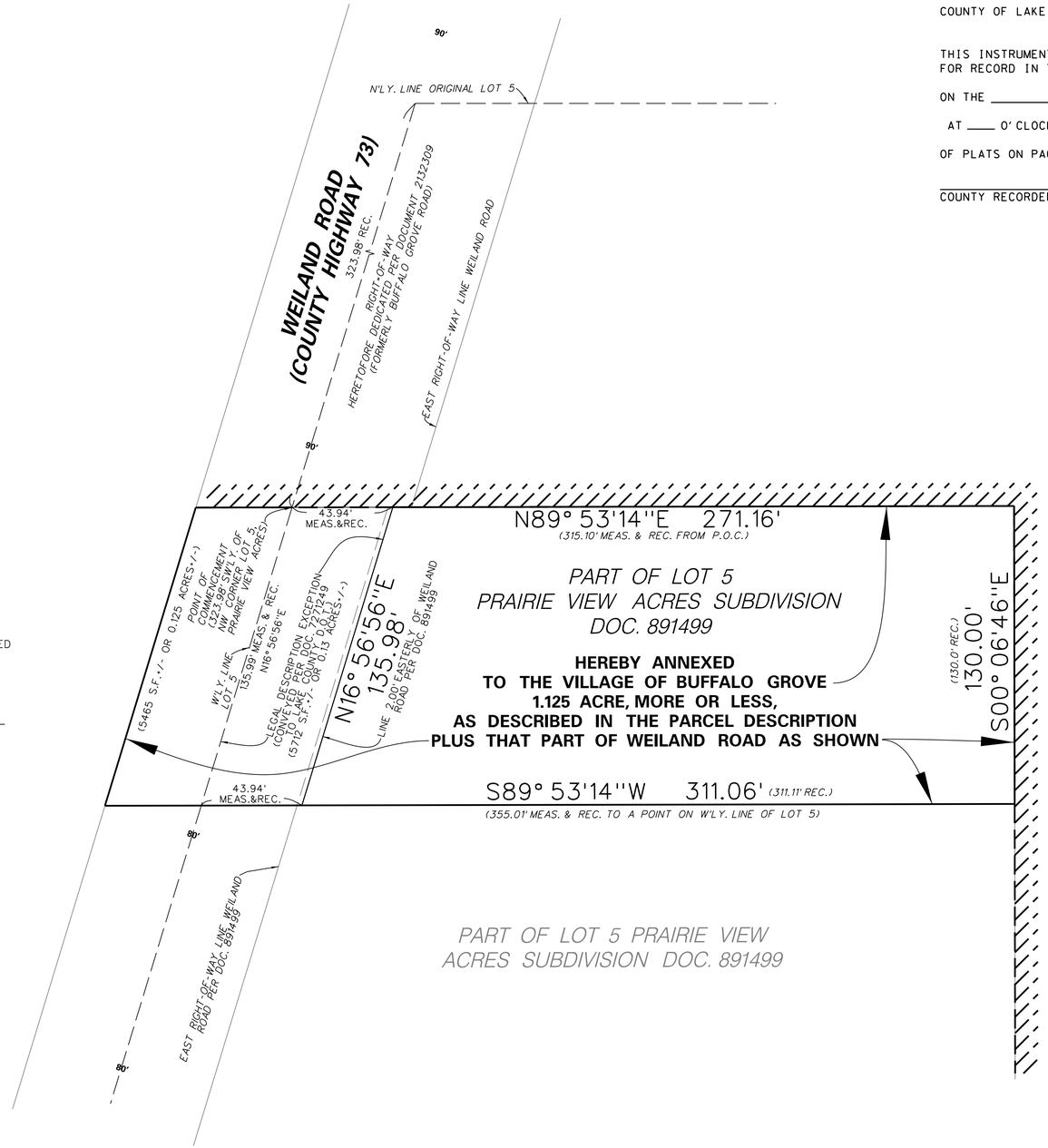
ANNEXATION LIMITS (HEAVY, BOLD LINE)

VILLAGE OF BUFFALO GROVE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED AND MADE PART OF THE VILLAGE OF BUFFALO GROVE, LAKE COUNTY, BY ORDINANCE _____ ADOPTED BY THE VILLAGE COUNCIL, AT A MEETING HELD ON THE _____ DAY OF _____, A.D., 2026.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK



LOT 1
SCHWABEN CENTER SUBDIVISION
REC. SEPTEMBER 24, 1981 DOC. 2132309

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D. 2026

AT ____ O'CLOCK ____ M. AND WAS RECORDED IN BOOK ____

OF PLATS ON PAGE ____

_____
COUNTY RECORDER

0 30' 60'
SCALE: 1" = 30'

PERMANENT INDEX NUMBER:
P.I.N.# 15-33-402-128

ANNEXATION AREA TABLE
AREA OF WEILAND ROAD RIGHT-OF-WAY 0.256 ACRES
AREA OF PROPERTY (P.I.N.* 15-33-402-128) 0.869 ACRES
TOTAL AREA ANNEXED = 1.125 ACRES

THE PARCEL BOUNDARIES SHOWN HEREON ARE BASED ON AN DRAFT A.L.T.A./N.S.P.S. LAND TITLE SURVEY PREPARED BY THOMSON SURVEYING LTD. DATED FEBRUARY 5, 2025 AND THE APPROPRIATE TAX PARCEL MAPS.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
4. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF BUFFALO GROVE.

GIVEN UNDER BY HAND AND SEAL AT ROSEMONT, ILLINOIS THIS 6TH DAY OF JANUARY, A.D., 2026.

_____

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695
MY LICENSE EXPIRES NOVEMBER 30, 2026
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027

JEFFREY W. GLUNT 3695 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

PROJECT NO. 5694
SHEET 1 OF 1
DRAWING NO. 5694 ANNEX PLN.DGN

TITLE: PLAT OF ANNEXATION
WEILAND ROAD
BUFFALO GROVE, ILLINOIS

DSGN.	
DWN.	WJL/JWG
CHKD.	DMS
SCALE:	1" = 30'
DATE:	8-27-25

NO.	DATE	NATURE OF REVISION	CHKD.
2	1-5-26	VILLAGE COMMENTS	
2	11-21-25	VILLAGE COMMENTS	
1	11-5-25	VILLAGE COMMENTS	

CLIENT:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL 60018
TEL(847)318-9790
FAX(847)318-9792
wluz@thomsonltd.com

TYPICAL LOT DETAIL
SCALE: NOT TO SCALE

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (55'w x 101'd) (Average Lot Size: 7,128 sq. ft.)	33	5.43 AC.	63.36%
RIGHT-OF-WAY	-	2.03 AC.	23.69%
DETENTION/OPEN SPACE	-	1.11 AC.	12.95%
TOTAL	33	8.57 AC.	100.0%

SITE DENSITY:
GROSS DENSITY 3.8 DU/AC (DENSITY = 33/8.57)
NET DENSITY 5.0 DU/AC (DENSITY = 33/6.54)

PARKING TYPE	SPACES
GARAGE:	66
DRIVEWAY:	132
TOTAL PARKING SPACES:	198

SEE TYPICAL LOT COVERAGE EXHIBITS FOR TYP. F.A.R., LOT(BUILDING) COVERAGE % & A/C LOCATIONS

*EXISTING TREES WERE LOCATED WITH A GPS DEVICE. EXACT LOCATION IS WITHIN A ±5' MARGIN OF ERROR.

0 50' 100' 200'
SCALE: 1"=100'
NORTH

HIGHBURY CLUB - SITE PLAN
BUFFALO GROVE, ILLINOIS
11.17.2025

M/I HOMES

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\MI24252\Acad\MI24252_B08_01SP.dwg

FINAL PLAT OF RESUBDIVISION
FOR
HIGHBURY CLUB

BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, LAKE COUNTY, ILLINOIS.

TOTAL AREA OF RESUBDIVISION

374,432 SQUARE FEET OR 8.596 ACRES, MORE OR LESS.

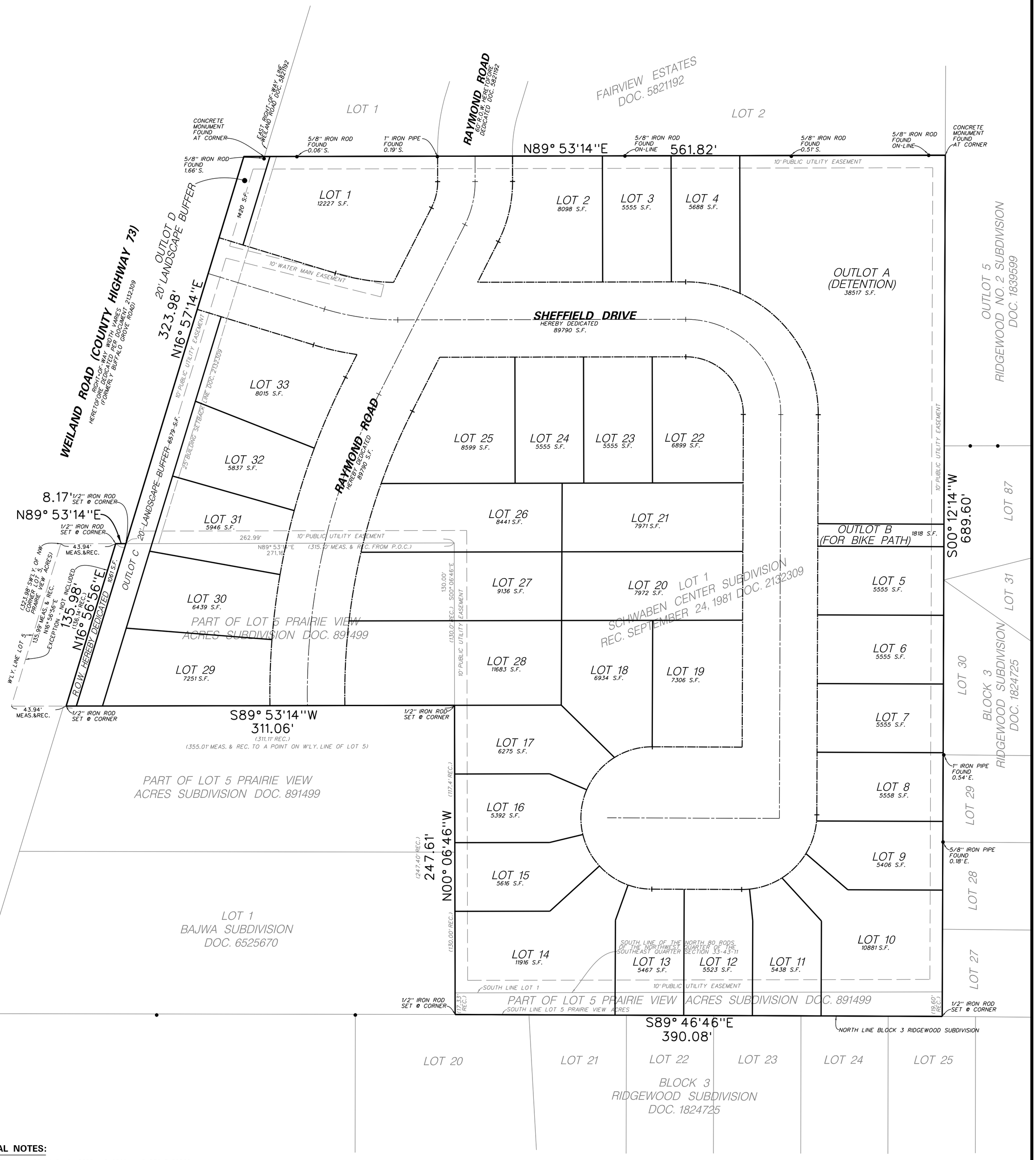
PERMANENT INDEX NUMBER:
P.I.N.# 15-33-402-111
P.I.N.# 15-33-402-112
P.I.N.# 15-33-402-128

LEGEND

P.U.&D.E. PUBLIC UTILTY & DRAINAGE EASEMENT
PROPERTY/LOT LINES & PROPOSED LOT LINES
ADJOINING PROPERTY/LOT LINES
PROPOSED EASEMENT LINES
EXISTING EASEMENT LINES
R.O.W. RIGHT-OF-WAY (PUBLIC)

NOTE: SHEET 1 FOR BOUNDARY AND UNDERLYING PARCELS & EASEMENTS ONLY. SEE FOLLOWING SHEETS FOR PARTICULARS.

N
0 40' 80'
SCALE: 1" = 40'



GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. (R) = RECORD DIMENSION
6. IRON PIPES (5/8" DIA. x 24" LENGTH) WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE, UPON COMPLETION OF CONSTRUCTION.
7. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
8. ALL EASEMENTS ARE HEREBY GRANTED UNLESS NOTED OTHERWISE.
9. P.U.& D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED UNLESS NOTED OTHERWISE. SEE PROVISIONS CONTAINED HEREIN.
10. OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA) UNLESS NOTED OTHERWISE, PURSUANT TO SEPARATELY RECORDED DECLARATIONS.
11. ALL STREET RIGHT-OF-WAYED NOTED ON THE PLAT AS HEREBY DEDICATED ARE HEREBY DEDICATED, CONVEYED, AND TRANSFERRED TO THE VILLAGE OF BUFFALO GROVE FOR PUBLIC RIGHT-OF-WAY PURPOSES UNLESS NOTED OTHERWISE.

PREPARED FOR:
MI HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563

SEND TAX BILL TO:
MI HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL. 60018
TEL:(847)318-9790
FAX:(847)318-9792
wlutz@thomsonltd.com

CLIENT:
MI HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS 60563

NO.	DATE		CHKD.
2	11-24-25	VILLAGE COMMENT LOT WIDTH @ B.S.L.	
1	11-17-25	VILLAGE COMMENTS	

DSGN.	
DWN.	WJL
CHKD.	DMS
SCALE:	1" = 40'
DATE:	8-27-25

TITLE:
FINAL PLAT OF RESUBDIVISION
HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

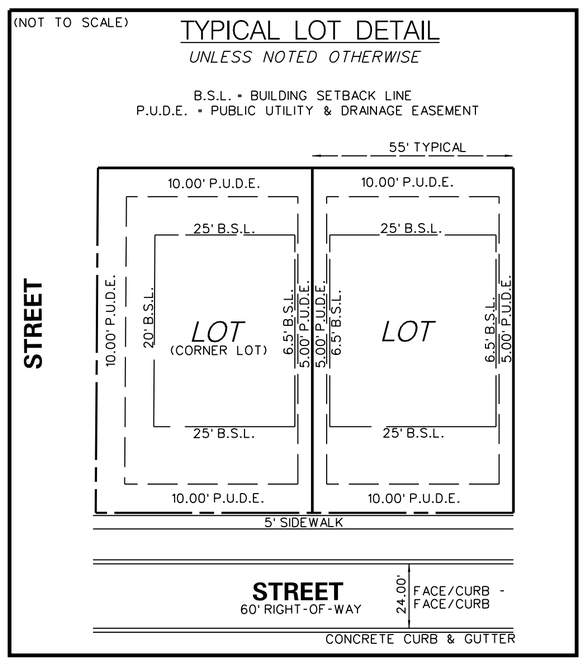
PROJECT NO. 5694
SHEET 1 OF 3
DRAWING NO. 5694 PLAT OF SUB.DGN

FINAL PLAT OF RESUBDIVISION
FOR
HIGHBURY CLUB

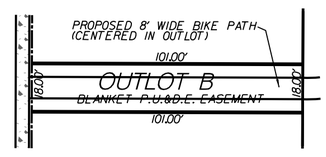
PERMANENT INDEX NUMBER:
P.I.N.# 15-33-402-111
P.I.N.# 15-33-402-112
P.I.N.# 15-33-402-128

TYPICAL LOT DETAIL
(NOT TO SCALE)
UNLESS NOTED OTHERWISE

B.S.L. - BUILDING SETBACK LINE
P.U.D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT

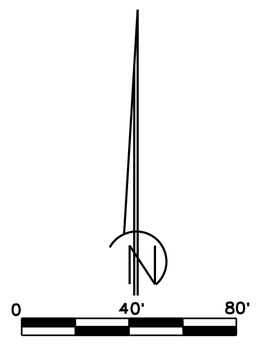


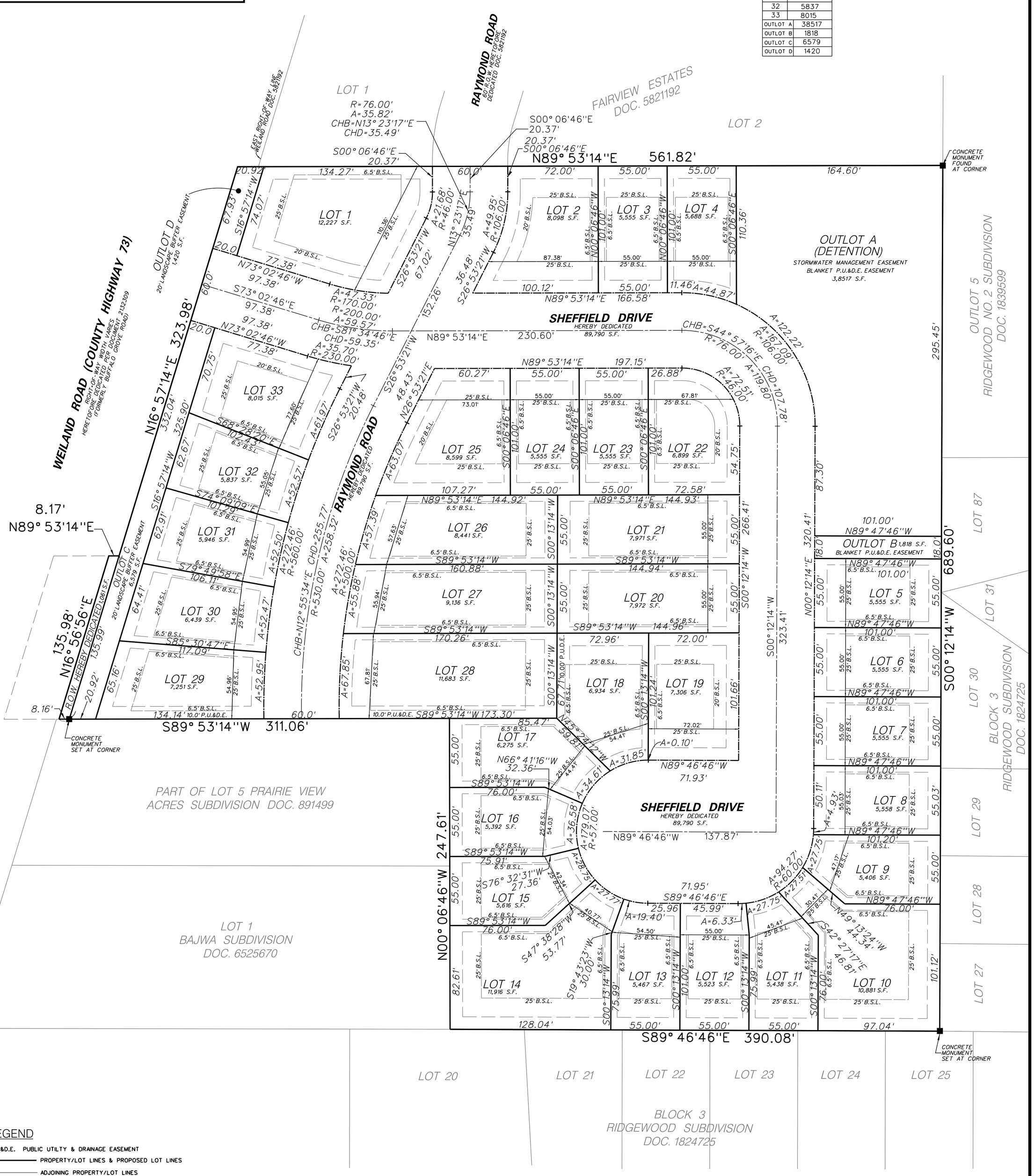
OUTLOT B /BIKE PATH DETAIL



LOT AREA SUMMARY TABLE

LOT	SQ. FT.
1	12227
2	8098
3	5555
4	5688
5	5555
6	5555
7	5555
8	5558
9	5406
10	10881
11	5438
12	5523
13	5467
14	11916
15	5616
16	5392
17	6275
18	6934
19	7306
20	7972
21	7971
22	6899
23	5555
24	5555
25	8599
26	8441
27	9136
28	11683
29	7251
30	6439
31	5946
32	5837
33	8015
OUTLOT A	38517
OUTLOT B	1818
OUTLOT C	6579
OUTLOT D	1420





LEGEND

P.U.&D.E. PUBLIC UTILTY & DRAINAGE EASEMENT
PROPERTY/LOT LINES & PROPOSED LOT LINES
ADJOINING PROPERTY/LOT LINES
PROPOSED EASEMENT LINES
EXISTING EASEMENT LINES
R.O.W. RIGHT-OF-WAY (PUBLIC)
B.S.L. BUILDING SETBACK LINE

Thomson Surveying Ltd.
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Rosemont, IL. 60018
TEL:(847)318-9790
FAX:(847)318-9792
wlutz@thomsonltd.com

CLIENT:
MI HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS 60563

NO.	DATE		CHKD.
2	11-24-25	VILLAGE COMMENT LOT WIDTH @ B.S.L.	
1	11-17-25	VILLAGE COMMENTS	

DSGN.	
DWN.	WJL
CHKD.	DMS
SCALE:	1" = 40'
DATE:	8-27-25

TITLE:
FINAL PLAT OF RESUBDIVISION
HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

PROJECT NO. 5694
SHEET 2 OF 3
DRAWING NO. 5694 PLAT OF SUB.DGN

PERMANENT INDEX NUMBER:
P.I.N.# 15-33-402-111
P.I.N.# 15-33-402-112
P.I.N.# 15-33-402-128

PROJECT NO. 5694
SHEET 3 OF 3
DRAWING NO. 5694 PLAT OF SUB.DGN

TITLE:
FINAL PLAT OF RESUBDIVISION
HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

DSGN.		SCALE:	
DWN.	WJL		
CHKD.	DMS		
		CHKD.	8-27-25
DATE:			

NO.	DATE	NATURE OF REVISION
1	11-17-25	VILLAGE COMMENTS
2	11-24-25	VILLAGE COMMENT LOT WIDTH @ B.S.L.

CLIENT:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563

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Tel:(847)318-9790
FAX(847)318-9792
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COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

DATED THIS ____ DAY OF _____ , 20_____ .

_____
LAKE COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN THE STATE AND COUNTY AFORESAID, UNDER THE SUPERVISION OF WALTER J. LUTZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

LOT 1 IN SCHWABEN CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1981 AS DOCUMENT NUMBER 2132309, IN LAKE COUNTY, ILLINOIS. LESS AND EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION IN CASE 17ED33 AS DISCLOSED BY AGREED FINAL ORDER RECORDED AS DOCUMENT 7526357.

ALSO

THAT PART OF LOT 5 LYING SOUTH OF THE NORTH 80 RODS IN PRAIRIE VIEW ACRES BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY ILLINOIS EXCEPT THE WEST 430.12 FEET THEREOF.

ALSO

(LEGAL FROM COMMITMENT NO. NCS-1243857-CHI2)
THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5, 323.98 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 315.10 FEET, THENCE SOUTH 130.00 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE, 355.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, WHICH IS 135.99 FEET SOUTHWESTERLY OF THE PLACE OF BEGINNING AND THENCE NORTHWESTERLY (SIC) ALONG SAID WESTERLY LINE, 135.99 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS:

EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 374,432 SQUARE FEET OR 8.596 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IDENTIFIED CONCRETE MONUMENTS WILL BE SET, AND IRON RODS WILL BE PLACED AT ALL LOTS CORNERS AND POINTS OF CHANGE IN ALIGNMENTS, ACCORDING TO THE PLAT ACT AS AMENDED.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17097C0262K, MAP REVISED SEPTEMBER 18, 2013

WE FURTHER CERTIFY THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HERETOAFTER AMENDED.

WE FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE LAKE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND AND SEAL AT ROSEMONT, ILLINOIS THIS 24TH DAY OF NOVEMBER A.D., 2025

DRAFT COPY FOR REVIEW PURPOSES ONLY

WALTER J. LUTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003576
LICENSE EXPIRES: NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027

WALTER J. LUTZ 3576 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR THE VILLAGE OF BUFFALO GROVE, AMERITECH, NICOR, COMCAST, AND THE COMMONWEALTH EDISON COMPANY, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

APTAKISIC-TRIPP CCSD 102
ADLAI E STEVENSON HSD 125

DATED THIS ____ DAY OF _____ , A.D. 20_____ .

SIGNED: _____

_____
PRINTED NAME AND TITLE

ADDRESS:

_____

_____

_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ . TITLE _____

OF _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF _____ , A.D. 20_____ .

_____
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____ , A.D. 20 ____ .

_____
OWNER OR ATTORNEY

_____
PRINTED NAME

_____
ILLINOIS PROFESSIONAL ENGINEER

_____
PRINTED NAME

SURVEYOR'S PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN ACCORDANCE WITH PA87-0705 (THE PLAT ACT) DO HEREBY GRANT PERMISSION TO THE VILLAGE OF BUFFALO GROVE TO RECORD SAID FINAL PLAT OF SUBDIVISION AT THE OFFICE OF THE WILL COUNTY RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

_____
WALTER J. LUTZ, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3576
MY LICENSE EXPIRES NOVEMBER 30, 2026
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027

WALTER J. LUTZ 3576 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD

THIS ____ DAY OF _____ , 20_____.

_____
VILLAGE PRESIDENT

_____
ATTEST: VILLAGE CLERK

PLAN COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD

THIS ____ DAY OF _____ , 20_____.

_____
CHAIRMAN

_____
ATTEST: SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)
COUNTY OF COOK)

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE TO AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN, BUFFALO GROVE, COOK AND LAKE COUNTIES.

DATED THIS ____ DAY OF _____ , 20_____.

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, DATED THIS ____ DAY OF _____ , 20_____.

_____
VILLAGE ENGINEER

20' LANDSCAPE BUFFER EASEMENT PROVISIONS (OUTLOTS C & D)

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED ON, UNDER AND ABOVE THOSE AREAS AS IDENTIFIED AS "20' LANDSCAPE BUFFER EASEMENT" ON THIS PLAT OF SUBDIVISION, THE EASEMENT SHALL RUN TO THE BENEFIT OF THE HOMEOWNERS ASSOCIATION FOR THE SUBDIVISION (THE "ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, TO MAINTAIN, INSPECT, REPAIR, AND REPLACE CERTAIN LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE EASEMENT AREA. THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL TREES AND SHRUBS LOCATED IN THE LANDSCAPE EASEMENT AREA.

IN THE EVENT THE VILLAGE OF BUFFALO GROVE (THE "VILLAGE") DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT MAINTENANCE OF THE LANDSCAPE MATERIALS OR RELATED IMPROVEMENTS IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE EASEMENT AREA FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE LANDSCAPE IMPROVEMENTS.

IN THE EVENT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE ASSOCIATION AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE LANDSCAPE EASEMENT AREA AND ALL LOTS WITHIN THIS SUBDIVISION AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A PUBLIC USE EASEMENT OR A DEDICATION OF ANY PORTION OF THE LANDSCAPE EASEMENT AREA TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

STORMWATER MANAGEMENT EASEMENT PROVISIONS (OUTLOT A):

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BUFFALO GROVE AND ITS SUCCESSORS AND ASSIGNS OVER OUTLOT A, ON THE PLAT HEREON DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE STORM SEWERS AND STORM WATER MANAGEMENT AREAS, SAID INDICATED EASEMENT SHALL ALSO PROVIDE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM ANY OF THE ABOVE WORK. OWNER SHALL NOT PLACE A PERMANENT BUILDING OR DESTROY OR MODIFY THE GRADES, SLOPES, OR STORM WATER MANAGEMENT STRUCTURES WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE.

OWNER OF PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF BUFFALO GROVE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
AT&T COMMUNICATIONS, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES; GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.D.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT PROVISIONS- OUTLOTS A & B

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTH SHORE GAS, ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUDE" "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER NI GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

EASEMENTS APPROVED AND ACCEPTED

ACCEPTED: _____ DATE: _____
AT&T COMMUNICATIONS

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

ACCEPTED: _____ DATE: _____
NORTH SHORE GAS

ACCEPTED: _____ DATE: _____
COMCAST COMMUNICATIONS

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS (PUDE & BLANKET PUDE) FOR OUTLOTS A & B:

AN EASEMENT FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, STORM SEWER AND DRAINAGE, AND STREET LIGHTING, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BUFFALO GROVE, ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, STORM SEWER AND DRAINAGE, AND STREET LIGHTING IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "PUDE" AND "BLANKET PUDE", THE EASEMENTS ALONG ALL SIDE AND REAR LOT LINES SHALL BE MEASURED PERPENDICULAR TO, AND RUN PARALLEL WITH THE SIDE AND REAR LOT LINES AND TO THE EXTENT THAT THEY FALL WITHIN OTHER EASEMENTS SHOWN ON THE ANNEXED PLAT, THEY SHALL RUN CONCURRENTLY THEREWITH. ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

EASEMENT PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC SOUNDS AND SIGNALS AND COMMUNICATIONS SERVICE IS HEREBY RESERVED AND GRANTED TO

VILLAGE OF BUFFALO GROVE

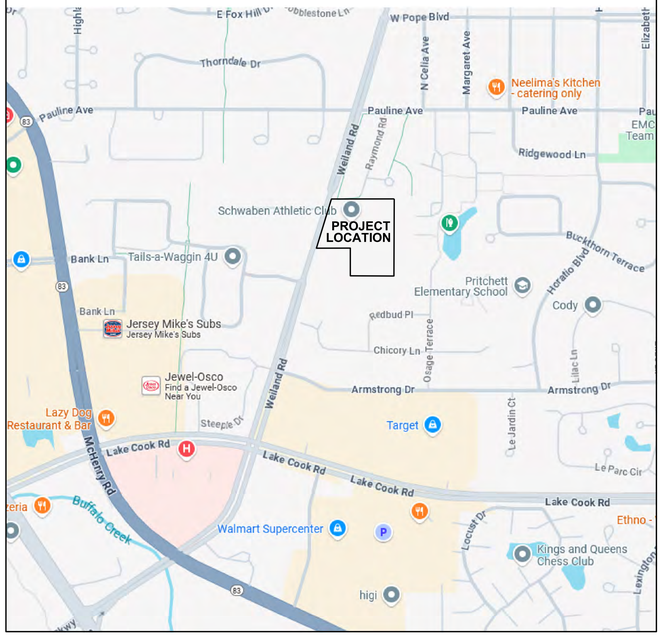
ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO, TELEVISION, DATA AND RADIO SIGNALS AND COMMUNICATIONS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "PUDE" AND "BLANKET PUDE" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "PUDE" AND "BLANKET PUDE" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

PRELIMINARY / FINAL ENGINEERING

HIGHBURY CLUB

301 WEILAND ROAD BUFFALO GROVE, ILLINOIS

LOCATION MAP NORTH



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LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		SANITARY SEWER			CENTER LINE
		FORCE MAIN			EASEMENT
		STORM SEWER			BUILDING SETBACK
		P.V.C. STORM SEWER			CURB & GUTTER
		COMBINED SEWER			CURB & REVERSE GUTTER PITCH
		DRAIN TILE			DEPRESSED CURB & GUTTER
		WATER MAIN			GUARD RAIL
		TRENCH BACKFILL			FENCE
		MANHOLE			RETAINING WALL
		CATCH BASIN			CURB RAMP
		INLET			DRIVEWAY HAND
		YARD DRAIN			SIGN
		INLET MANHOLE	MS	MB	MAIL BOX
		FLARED END SECTION			SOIL BORING
		HEAD WALL			DECIDUOUS TREE, DIAMETER
LS	LS	LIFT STATION			EVERGREEN TREE, HEIGHT
		CLEAN-OUT	T/F 600.00	T/F 600.00	TOP OF FOUNDATION
M	M	METER VAULT	F/G 600.00	F/G 600.00	FINISHED GRADE
		VALVE VAULT	+600.00	+600.00	SPOT ELEVATION
		VALVE BOX	T/CR 600.00	T/CR 600.00	TOP OF CURB RAMP ELEVATION
		BUFFALO BOX	T/C 600.00	T/C 600.00	TOP OF CURB ELEVATION
		FIRE HYDRANT	F/L 600.00	F/L 600.00	FLOW LINE OF GUTTER
		CONFLICT	600	600	CONTOUR
		CROSSING			DITCH
		TRIPLE BASIN			DRAINAGE FLOW
GB	GB	GREASE BASIN			OVERLAND FLOW
G	G	GAS MAIN	R-600.00	R-600.00	RIM ELEVATION
E	E	ELECTRIC CABLE	I-600.00	I-600.00	INVERT ELEVATION
T	T	TELEPHONE CABLE			WETLAND LIMIT
F	F	FIBER OPTIC CABLE			WETLAND BUFFER LINE
C	C	CABLE			RIDGE LINE
		STREET LIGHT			BASE FLOOD ELEVATION LINE
		UTILITY POLE			F.E.M.A. FLOODPLAIN LINE
		PEDESTAL			
		TRANSFORMER			
G	G	GAS VALVE			
E	E	ELECTRIC BOX			
T	T	TELEPHONE MANHOLE			
F	F	FIBER OPTIC MANHOLE			
T	T	TRAFFIC SIGNAL BOX			
		TRAFFIC SIGNAL			

PREPARED FOR:

M/I HOMES OF CHICAGO, LLC

2135 CITY GATE LANE - SUITE 620 NAPERVILLE, IL. 60563, (630) 426-1370

CONSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.

A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/27
1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, ILLINOIS 60048, (847) 367-6707

ALL WATER MAIN VALVES WILL BE OPERATED BY THE VILLAGE OF BUFFALO GROVE WATER DEPARTMENT. 48-HOUR NOTICE IS NECESSARY TO SCHEDULE ANY VALVE OPERATION INCLUDING TESTING OF THE WATER MAIN.

BENCHMARKS:

SOURCE BENCHMARK
NGS MONUMENT, DESIGNATION:VBG 1B,
PID: AJ3076. SEE NGS DATA SHEET FOR DETAILS (SHEET 2)
ELEVATION 676.01 (NAVD 88)

SITE BENCHMARK
PK NAIL IN BITUMINOUS PATH AT GAS MAIN CROSSING WEILAND ROAD.
ELEVATION = 688.68 (NAVD 88)

PROPERTY INDEX NUMBERS:

15-33-402-111
15-33-402-112
15-33-402-128

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT.

CONTACT JULIE AT 8-1-1 OR 800-892-0123
With the following:
County Lake
City/Twnship Buffalo Grove / Vernon 43N, 11E
Sec 1/4 Sec No. Sec 33, SE 1/4
Call 2 working days BEFORE YOU DIG.
illinoistcall.com

PERMIT	NUMBER	DATE ISSUED
IEPA - SANITARY		
IEPA - WATER		
IEPA - NPDES	ILR10ZG77	10/18/25
VILLAGE - WDP		

REVISIONS		
1	10/10/25	PER VILLAGE REVIEW COMMENTS
2	11/20/25	PER VILLAGE REVIEW COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

ANGELO K. ZOGARIS 062-062725 REGISTERED PROFESSIONAL ENGINEER ILLINOIS
11/30/25
ENGINEER'S SEAL & SIGNATURE

NOT FOR CONSTRUCTION

ORIGINAL ISSUE DATE: 07/23/25

SHEET NUMBER 1 OF 18 SHEETS

JOB No. 24190

HIGHBURY CLUB

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SPECIAL PROVISIONS

THE FOLLOWING SPECIAL PROVISIONS ASSUME A TYPICAL OWNER/DEVELOPER AND FOUR PRIME CONTRACTORS (EXCAVATION, UNDERGROUND, PAVING, AND LIGHTING). IF A GENERAL CONTRACTOR IS INVOLVED, REQUIREMENTS AND RESPONSIBILITIES SHALL APPLY ACCORDINGLY BASED ON CONTRACT RELATIONSHIPS BETWEEN THE GENERAL CONTRACTOR, RELEVANT SUBCONTRACTORS AND THE OWNER/DEVELOPER.

I. GENERAL NOTES

1. THE CONSTRUCTION OF ALL IMPROVEMENTS OF THE PROJECT SHALL BE GOVERNED BY THE LATEST CODES AND ORDINANCES OF THE MUNICIPALITY.

   THE CONSTRUCTION OF ALL SEWER AND WATER MAIN IMPROVEMENTS ON THIS PROJECT SHALL BE GOVERNED BY THE FOLLOWING:
   - A. THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS", LATEST REVISION, EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS
   - B. THE "ILLINOIS ADMINISTRATIVE CODE, TITLE 77, PART 890" THE "ILLINOIS PLUMBING CODE", LATEST REVISION
   - C. THE "ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE C, PART 370" THE "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST REVISION
   - D. THE "ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE F" "PUBLIC WATER SUPPLIES", LATEST REVISION

   THE CONSTRUCTION OF ALL PAVING AND GRADING IMPROVEMENTS SHALL BE GOVERNED BY THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" (SPECIAL PROVISIONS), LATEST REVISIONS, PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). IN CASE OF CONFLICT THE "SPECIAL PROVISIONS" SHALL TAKE PRECEDENCE AND GOVERN. BOTH THE IDOT STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS SHALL HEREINAFTER BE REFERRED TO AS THE "IDOT STANDARD SPECIFICATIONS".

   SOIL EROSION AND SEDIMENT CONTROL ON THIS PROJECT SHALL BE GOVERNED BY THE "ILLINOIS URBAN MANUAL", LATEST REVISION.

2. **OWNER AND MUNICIPALITY**
   THE WORD "OWNER" AS USED IN THE SPECIAL PROVISIONS SHALL, WHERE APPLICABLE. INCLUDE THE LOCAL MUNICIPALITY OR GOVERNING AUTHORITY.

3. **GUARANTEE PERIOD**
   ALL CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF FINAL ACCEPTANCE BY THE LOCAL MUNICIPALITY, GOVERNING AUTHORITY, OR PRIVATE OWNER OF THE WORK AGAINST DEFECTS IN WORKMANSHIP AND FAULTY OR IMPROPER MATERIALS.

4. **BONDS AND INSURANCE**
   CONTRACTOR SHALL FURNISH PERFORMANCE AND PAYMENT BONDS AS SECURITY FOR THE FAITHFUL PERFORMANCE AND PAYMENT OF ALL HIS OBLIGATIONS UNDER THE PLANS AND SPECIFICATIONS. THESE BONDS SHALL BE IN AMOUNTS AT LEAST EQUAL TO THE CONTRACT PRICE, AND IN SUCH FORM AND WITH SUCH SURETIES AS ARE LICENSED TO CONDUCT BUSINESS IN THE STATE WHERE THE PROJECT IS LOCATED AND ARE NAMED IN THE CURRENT LIST OF "SURETY COMPANIES ACCEPTABLE ON FEDERAL BONDS" AS PUBLISHED IN THE FEDERAL REGISTER BY THE AUDIT STAFF BUREAU OF ACCOUNTS, U. S. TREASURY DEPARTMENT. IF THE SURETY ON ANY BOND FURNISHED BY THE CONTRACTOR IS DECLARED BANKRUPT OR BECOMES INSOLVENT OR ITS RIGHT TO DO BUSINESS IS TERMINATED IN ANY STATE WHERE ANY PART OF THE PROJECT IS LOCATED IS REVOKED, CONTRACTOR SHALL WITHIN FIVE DAYS THEREAFTER SUBSTITUTE ANOTHER BOND AND SURETY, BOTH OF WHICH SHALL BE ACCEPTABLE TO OWNER. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS UNDER WORKMEN'S COMPENSATION LAWS, DISABILITY BENEFIT LAWS OR OTHER SIMILAR EMPLOYEE BENEFIT LAWS; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, OCCUPATIONAL SICKNESS OR DISEASE, OR DEATH OF HIS EMPLOYEES, AND CLAIMS INSURED BY USUAL PERSONAL INJURY LIABILITY COVERAGE; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON OTHER THAN HIS EMPLOYEES INCLUDING CLAIMS INSURED BY USUAL PERSONAL INJURY LIABILITY COVERAGE; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY OR PROPERTY DAMAGE OUT OF THE OWNERSHIP MAINTENANCE OR USE OF ANY AUTOMOBILE OR VEHICLE; AND FROM CLAIMS FOR INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY, INCLUDING LOSS OF USE RESULTING THEREFROM - ANY OR ALL OF WHICH MAY ARISE OUT OF OR RESULT FROM CONTRACTOR'S OPERATIONS UNDER THE PLANS AND SPECIFICATIONS, WHETHER SUCH OPERATIONS BE BY HIMSELF OR BY ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR FOR WHOSE ACTS ANY OF THEM MAY BE LEGALLY LIABLE. THIS INSURANCE SHALL INCLUDE THE SPECIFIC COVERAGES AND BE WRITTEN FOR NOT LESS THAN ANY LIMITS OF LIABILITY AND MAXIMUM DEDUCTIBLES SPECIFIED OR REQUIRED BY LAW, WHICHEVER IS GREATER, SHALL INCLUDE CONTRACTUAL LIABILITY INSURANCE AND SHALL INCLUDE OWNER AND CONSULTANT AS ADDITIONAL INSURED PARTIES. BEFORE STARTING THE WORK, CONTRACTOR SHALL FILE WITH OWNER AND CONSULTANT CERTIFICATES OF SUCH INSURANCE, ACCEPTABLE TO OWNER; THESE CERTIFICATES SHALL CONTAIN A PROVISION THAT THE COVERAGE AFFORDED UNDER THE POLICIES WILL NOT BE CANCELLED OR MATERIALLY CHANGED UNTIL AT LEAST FIFTEEN DAYS' PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO OWNER AND CONSULTANT. CERTIFICATE OF INSURANCE SHALL BE FILED WITH THE MUNICIPAL CLERK NAMING THE MUNICIPALITY ITS ELECTIVE AND APPOINTIVE BOARDS, COMMISSIONS, OFFICERS, AGENTS AND EMPLOYEES AS ADDITIONAL INSURED TO COVER, CLAIMS, WHICH MAY ARISE OUT OF THE PERFORMANCE OF THE WORK BY THE APPLICANT OR HIS AGENTS OR CONTRACTORS.

5. **INDEMNIFICATION**
   CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE MUNICIPALITY, OWNER AND CONSULTANT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM AND (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST OWNER OR CONSULTANT OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY AND OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

6. **LIABILITY LIMITATIONS**
   THE CONTRACTOR AND HIS SUBCONTRACTORS ARE SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATIONS OF PLANS AND SPECIFICATIONS SUCH AS THOSE INCLUDED IN THE BID DOCUMENTS FOR THIS CONTRACT. THEY HAVE CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS, AND HAVE FOUND THEM FREE OF AMBIGUITIES AND SUFFICIENT FOR BID PURPOSES. FURTHER, THEY HAVE BASED THEIR BID SOLELY ON THESE DOCUMENTS, NOT RELYING IN ANY WAY ON ANY EXPLANATION OR INTERPRETATION, ORAL OR WRITTEN, FROM ANY OTHER SOURCE. HAVING ASSURED HIMSELF OF THE ADEQUACY OF THE DOCUMENTS AND THE ACCURACY OF HIS BID, THE CONTRACTOR AGREES AND SHALL REQUIRE HIS SUBCONTRACTORS TO AGREE TO LIMIT THE LIABILITY OF THE OWNER AND OF THE CONSULTANT TO A TOTAL AGGREGATE LIABILITY TO THE CONTRACTOR OF THE AMOUNT OF THE CONSULTANT'S TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT. NEITHER THE CONTRACTOR NOR ANY OF HIS SUBCONTRACTORS ASSUME ANY LIABILITY FOR THE ERRORS, OMISSIONS OR NEGLIGENT ACTS OF THE CONSULTANT.

7. **SAFETY AND PROTECTION**
   CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HE SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
   - A. ALL EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY.
   - B. ALL THE WORK AND ALL MATERIALS OR EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE.
   - C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN COURSE OF CONSTRUCTION.

   CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. HE SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR ITS SAFETY AND PROTECTION. HE SHALL NOTIFY OWNERS OF ADJACENT UTILITIES WHEN PROSECUTION OF THE WORK MAY AFFECT THEM. ALL DAMAGE, INJURY OR LOSS TO ANY PROPERTY REFERRED TO CAUSE, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, BY CONTRACTOR, ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY CONTRACTOR. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL THE WORK IS COMPLETED AND CONSULTANT HAS ISSUED A NOTICE TO OWNER AND CONTRACTOR THAT WORK IS ACCEPTABLE. CONTRACTOR SHALL DESIGNATE A RESPONSIBLE MEMBER OF HIS ORGANIZATION AT THE SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. THIS PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT UNLESS OTHERWISE DESIGNATED IN WRITING BY CONTRACTOR TO OWNER. IN EMERGENCIES AFFECTING THE SAFETY OF PERSONS OR THE WORK OR PROPERTY AT THE SITE OR ADJACENT THERETO, CONTRACTOR, WITHOUT SPECIAL INSTRUCTION OR AUTHORIZATION FROM CONSULTANT OR OWNER, IS OBLIGATED TO ACT, AT HIS DISCRETION, TO PREVENT THREATENED DAMAGE, INJURY OR LOSS.

8. **SUPERVISION AND SUPERINTENDENCE**
   CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK EFFICIENTLY AND WITH HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, BUT HE SHALL NOT BE SOLELY RESPONSIBLE FOR THE NEGLIGENCE OF OTHERS IN THE DESIGN OR SELECTION OF A SPECIFIC MEANS, METHOD, TECHNIQUE, SEQUENCE OR PROCEDURE OF CONSTRUCTION WHICH IS INDICATED IN AND REQUIRED BY THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT THE FINISHED WORK COMPLIES ACCURATELY WITH THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL KEEP ON THE WORK AT ALL TIMES DURING ITS PROGRESS. A COMPETENT RESIDENT SUPERINTENDENT, WHO SHALL NOT BE REPLACED WITHOUT WRITTEN NOTICE TO OWNER AND CONSULTANT, EXCEPT UNDER EXTRAORDINARY CIRCUMSTANCES. THE SUPERINTENDENT WILL BE CONTRACTOR'S REPRESENTATIVE AT THE SITE AND SHALL HAVE AUTHORITY TO ACT ON BEHALF OF CONTRACTOR. ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO CONTRACTOR.

9. **SUBSTITUTE MATERIAL OR EQUIPMENT**
   IF THE GENERAL REQUIREMENTS, LAWS, ORDINANCES OR APPLICABLE RULES OR REGULATIONS PERMIT CONTRACTOR TO FURNISH OR USE A SUBSTITUTE THAT IS EQUAL TO ANY MATERIAL OR EQUIPMENT SPECIFIED, AND IF ANY CONTRACTOR WISHES TO FURNISH OR USE A PROPOSED SUBSTITUTE, HE SHALL MAKE WRITTEN APPLICATION TO CONSULTANT, OWNER AND VILLAGE FOR APPROVAL OF SUCH A SUBSTITUTE CERTIFYING IN WRITING THAT THE PROPOSED SUBSTITUTE WILL PERFORM ADEQUATELY THE FUNCTION CALLED FOR BY THE GENERAL DESIGN, BE SIMILAR AND OF EQUAL SUBSTANCE TO THAT SPECIFIED AND BE SUITED TO THE SAME USE AND CAPABLE OF PERFORMING THE SAME FUNCTION AS THAT SPECIFIED; STATING WHETHER OR NOT ITS INCORPORATION IN OR USE IN CONNECTION WITH THE PROJECT IS SUBJECT TO THE PAYMENT OF ANY LICENSE FEE OR ROYALTY; AND IDENTIFYING ALL VARIATIONS OF THE PROPOSED SUBSTITUTE FROM THAT SPECIFIED AND INDICATING AVAILABLE MAINTENANCE SERVICE. NO SUBSTITUTE SHALL BE ORDERED OR INSTALLED WITHOUT THE WRITTEN APPROVAL OF CONSULTANT WHO WILL BE THE JUDGE OF EQUALITY AND MAY REQUIRE CONTRACTOR TO FURNISH SUCH OTHER DATA ABOUT THE PROPOSED SUBSTITUTE AS HE CONSIDERS PERTINENT. NO SUBSTITUTE SHALL BE ORDERED OR INSTALLED WITHOUT SUCH PERFORMANCE GUARANTEE AND BONDS AS OWNER MAY REQUIRE WHICH SHALL BE FURNISHED AT CONTRACTOR'S EXPENSE.

10. **RECORD DRAWINGS**
    CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO CONSULTANT AND SHALL BE DELIVERED TO HIM OR OWNER UPON COMPLETION OF THE PROJECT. CONSULTANT OR OWNER SHALL SUPPLY RECORD DRAWINGS TO THE LOCAL MUNICIPALITY.

11. **INSTRUCTIONS TO CONTRACTORS FROM CONSULTANT**
    THE CONTRACTOR SHALL ONLY ACCEPT INSTRUCTIONS, EITHER VERBAL OR WRITTEN, FROM AUTHORIZED PERSONNEL OF PEARSON, BROWN & ASSOCIATES, INC. THE PERSONNEL SO AUTHORIZED TO ISSUE INSTRUCTIONS TO CONTRACTORS ARE EXCLUSIVELY RONALD ADAMS, GUS ZOGRAFOS AND ANGELO ZOGRAFOS, NOT WITHOUT OWNERS PERMISSION.

12. **APPLICATION FOR PAYMENT**
    IF APPROVAL BY THE CONSULTANT AND THE MUNICIPALITY IS REQUIRED FOR THE PROCESSING OF THE APPLICATION FOR PAYMENT, THEN CONTRACTOR SHALL SUBMIT TO CONSULTANT AN APPLICATION FOR PAYMENT ACCEPTABLE TO CONSULTANT AND SHALL PROVIDE TO THE CONSULTANT ANY AND ALL INFORMATION PERTINENT TO SAID APPLICATION WHETHER REQUESTED SPECIFICALLY OR NOT. CONSULTANT'S APPROVAL IS BASED ON WORK COMPLETED TO DATE OF APPLICATION SUBMITTAL. IF CONTRACTOR HAS AGREED BY CONTRACT AGREEMENT OR IN THE SCOPE OF WORK TO A QUANTITY OF EQUIPMENT WITH OPERATORS OR TO A NUMBER OF CREWS TO START WORK ON A SPECIFIC DATE AND PROCEED AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE, AND CONTRACTOR DOES NOT PROVIDE THE EQUIPMENT WITH OPERATORS OR THE NUMBER OF CREWS AS DIRECTED BY OWNER OR HIS REPRESENTATIVE, AND, AS A RESULT, CAUSES DELAYS TO THE PROJECT, THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR PAYMENT UNTIL SUCH TIME AS CONTRACTOR HAS COMPLIED WITH SAID CONTRACT AGREEMENT OR SCOPE OF WORK.

13. **RETENTION**
    ANY AND ALL APPLICATIONS FOR PAYMENT SUBMITTED TO CONSULTANT SHALL HAVE A TEN PERCENT (10%) RETAINER UNTIL SUCH TIME AS ONE HUNDRED PERCENT (100%) OF THE WORK REQUESTED OF SAID CONTRACTOR HAS BEEN COMPLETED. UPON COMPLETION OF ONE HUNDRED (100%) PERCENT OF THE WORK, THE RETENTION SHALL BE REDUCED TO FIVE (5%) UNTIL SUCH TIME AS CONTRACTOR HAS APPLIED FOR AND OBTAINED TESTING AND OBTAINED IN WRITING FINAL ACCEPTANCE FOR MAINTENANCE OF THIS WORK BY SAID GOVERNING AUTHORITIES. UPON TESTING, APPROVAL AND ACCEPTANCE OF THE WORK, THE RETENTION SHALL BE REDUCED TO TWO PERCENT (2%) UNTIL ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AT WHICH TIME ALL MONIES DUE CONTRACTOR SHALL BE APPROVED FOR PAYMENT UNLESS CONTRACTOR HAD FAILED TO PERFORM IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND/OR WRITTEN OR VERBAL INSTRUCTIONS FROM ENGINEER REGARDING FAULTY MATERIAL AND/OR WORKMANSHIP.

14. **CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS**
    IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST LISTED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:
    - A. PLANS
    - B. ADDENDUM TO SPECIFICATIONS
    - C. SPECIAL PROVISIONS
    - D. STANDARD SPECIFICATIONS

15. **PERMITS**
    THE OWNER OR CONSULTANT SHALL MAKE APPLICATION FOR THE FOLLOWING PERMITS:
    MUNICIPALITY: SITE / WATERSHED DEVELOPMENT PERMIT
    IEPA: NOI, WATER MAIN, SANITARY SEWER

II. GENERAL NOTES

1. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED 'FOR CONSTRUCTION'. PRIOR TO COMMENCEMENT OF CONSTRUCTION,THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE CONSULTANT BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE CONSULTANT PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS ORDISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE CONSULTANT SHALL BE FINAL AND CONCLUSIVE.

2. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE CONSULTANT.

3. IF LINE AND GRADE STAKES ARE PROVIDED BY CONSULTANT, STAKES WILL BE SET AT THE OWNER'S EXPENSE ONE TIME AND ONE TIME ONLY. CONTRACTORS SHALL NOTIFY THE CONSULTANT THAT STAKES WILL BE NEEDED AT LEAST 3 WORKING DAYS IN ADVANCE OF STARTING THEIR WORK. (ADDITIONAL NOTIFICATION SHALL BE PROVIDED PRIOR TO THE START OF INITIAL PROJECT CONSTRUCTION OPERATIONS.) ANY AND ALL REQUIRED RESTAKING WILL BE PERFORMED BY THE CONSULTANT AT THE EXPENSE OF THAT CONTRACTOR REQUIRING THE RESTAKING. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT STAKES PROVIDED FOR HIS USE AND TO REPORT TO THE OWNER'S SUPERINTENDENT ANY SPECIFIC INSTANCES OF DAMAGED STAKES AND/OR MONUMENTS PROVIDED. LOT CORNER IRONS ARE TO BE CONSIDERED AS CONTROL.

   OFTEN TIMES, CURB GRADE STAKES ARE PLACED AT A 4' OFFSET TO BACK OF CURB AT THE REQUEST OF THE CONTRACTOR. IN MOST INSTANCES, THIS AREA IS LOCATED OVER THE WATERMAIN, SANITARY SEWER,OR STORM SEWER TRENCH, AND NOT SOLID GROUND. CURB GRADE STAKES MAY LOSE THEIR INTEGRITY DUE TO A RAIN EVENT, HEAVY MACHINERY TRAFFIC, AND THE LIKE.THEREFORE, THE CURB CONTRACTOR SHALL CHECK THE CURB GRADE STAKES DURING THE SETTING OF THE STRING LINE AND REPORT ANY IRREGULARITIES TO THE CONSULTANT. THE CURB CONTRACTOR SHALL ALSO VERIFY THAT ALL STAKES FOR CURB DEPRESSIONS (SIDEWALKS, DRIVEWAYS, BIKE PATHS, EMERGENCY ACCESSES, ETC.) ARE IN PLACE PRIOR TO POURING OF ANY CURB.

4. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

5. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE I.D.O.T. STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE CONSULTANT, MUNICIPALITY OR GOVERNING AGENCY. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE I.D.O.T. STANDARD PROCEDURES, AND THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

7. CONTRACTORS SHALL KEEP PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS ON A DAILY BASIS.

8. PRIOR TO COMMENCEMENT OF UNDERGROUND CONSTRUCTION, THE GRADING CONTRACTOR SHALL OBTAIN FROM THE OWNER AND/OR CONSULTANT VERIFICATION OF ELEVATIONS TO PLUS OR MINUS ONE TENTH OF A FOOT (0.10') OF PROPOSED SUB-GRADE AND APPROVALS OF COMPACTION.

9. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

10. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

11. THE CONSULTANT, MUNICIPALITY AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

12. ELECTRIC,TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL J.U.L.I.E AT (800)892-0123 AND THE MUNICIPALITY FOR UTLILTY LOCATIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THE CONTRACT. IT IS EXPRESSLY UNDERSTOOD THAT ALL WORK AND COSTS CONNECTED WITH THESE UTILITY POLES, THEIR TEMPORARY RELOCATIONS, ETC., SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR RELEVANT CONTRACTOR.

14. ALL PAVEMENT, CURB AND GUTTER, DRIVEWAYS, SIDEWALKS, TREES, SHRUBS, BUSHES, LAWNS, FENCES, AND ALL OTHER STRUCTURES REQURIED TO BE REMOVED, SHALL BE REPLACED AND/OR RESTORED AS DIRECTED BY THE OWNER TO ORIGINAL CONDITION. ALL RESTORATION NOT COVERED IN THE CONTRACT QUANTITIES OR SPECIFICATIONS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

15. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, CONSULTANT AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

16. CHANGES IN THE CONSULTANT'S ENGINEERING PLANS MUST BE APPROVED BY BOTH THE DESIGN CONSULTANT AND THE MUNICIPAL ENGINEER. A WRITTEN REQUEST, ACCOMPANIED BY REVISED ENGINEERING PLANS, IS TO BE SUBMITTED TO BOTH AND APPROVED BY BOTH BEFORE CHANGES ARE STARTED.

17. DRAIN TILES MAY EXIST ON THE SUBJECT PROPERTY; THEIR LOCATIONS MAY BE KNOWN AND/OR UNKNOWN AND MAY EXTEND OFFSITE EITHER UPSTREAM OR DOWNSTREAM. ALL EXISTING ONSITE MAINLINE DRAIN TILES SHALL BE ABANDONED BY TRENCH REMOVAL PRIOR TO OTHER DEVELOPMENT ACTIVITIES. IF ANY EXISTING DRAIN TILE (MAINLINE, SUB-MAIN OR LATERAL) CONTINUE OFFSITE TO UPLAND WATERSHEDS,THE CONTRACTOR (GRADING AND/OR UNDERGROUND) SHALL NOTIFY CONSULTANT FOR DIRECTION AND MUST MAINTAIN DRAINAGE SERVICE DURING CONSTRUCTION UNTIL NEW STORM SEWER CAN BE INSTALLED FOR A PERMANENT CONNECTION OR BE REROUTED WITH NEW PIPE OF SIMILAR SIZE, MATERIAL, CAPACITY AND GRADIENT AND PUT INTO ACCEPTABLE OPERATION. SUCH CONNECTION OR RELOCATION SHALL BE RECORDED ON "RECORD DRAWINGS". NORMAL CONSTRUCTION ACTIVITY INCLUDING GRADING, UNDERGROUND PIPING AND BUILDING EXCAVATION SHOULD ADEQUATELY REMOVE OR TAKE OUT OF SERVICE ONSITE SUB-MAINS AND LATERALS. THE COST OF THE ABOVE WORK NOT INCLUDED IN THE SCHEDULE OF QUANTITIES SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

III. EARTHWORK

1. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   - A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM.
   - B. STRIPPING OF TOPSOIL FROM ALL STREET, DRIVEWAY, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
   - C. STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER AND APPROVED BY MUNICIPALITY. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH.
   - D. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY,DRIVEWAY/PARKING, BUILDING PAD,AND OTHER DESIGNATED AREAS.
   - E. DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND/OR PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME,AT A DUMP SITE AS SELECTED BY THE CONTRACTOR.
   - F. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY,DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   - G. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING DETENTION FACILITIES, BERMS, ETC.
   - H. PLACEMENT AND COMPACTION OF CLAY TO THE DESIGN SUBGRADE ELEVATIONS AS REQUIRED BY THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS.
   - I. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
   - J. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
   - K. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
   - L. ANY EXISTING WELLS ENCOUNTERED SHALL BE EXPOSED AND SEALED 3-FEET BELOW PROPOSED FINISH GRADE BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 920.120 OF THE ILLINOIS WATER CONSTRUCTION CODE, DEPARTMENT OF PUBLIC HEALTH, LATEST EDITION, AND ALL APPLICABLE LOCAL RULES AND REGULATIONS
   - M. ANY EXISTING SEPTIC TANKS AND GREASE TRAPS ENCOUNTERED SHALL HAVE ALL LIQUIDS AND SOLIDS REMOVED AND DISPOSED OF BY A LICENSED COMMERCIAL HAULER IN ACCORDANCE WITH GOVERNMENTAL JURISDICTIONAL ENTITY REGULATIONS, AND THE TANK AND GREASE TRAPS SHALL THEN BE FILLED WITH SUITABLE MATERIALS OR REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

2. THE QUANTITIES GIVEN IN THE CONSULTANT'S SUMMARY FOR EARTHWORK ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

3. PRIOR TO ONSET OF MASS GRADING OPERATIONS, THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL PLANS AND CONSTRUCTION SCHEDULE.

4. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, A "SNOW FENCE" SHALL BE ERECTED AROUND ANY TREE DESIGNATED ON THE PLANS TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED. THE TREE-PROTECTION FENCING SHALL BE INSTALLED AND MAINTAINED BY A DESIGNATED, RESPONSIBLE CONTRACTOR.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS, DETENTION POND BERMS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE AS-BUILT INFORMATION VERIFYING THAT THE CONSTRUCTION CONDITION OF DETENTION POND EARTHEN IMPOUNDMENTS MEET THE DESIGN REQUIREMENTS.

6. A QUALIFIED SOILS ENGINEER SHALL REGULARLY INSPECT THE EXCAVATION OF THE DETENTION/LAKE AREAS TO INSURE THAT THE DETENTION/LAKES WILL BE CAPABLE OF MAINTAINING DESIGNED NORMAL WATER LEVELS. GRAVEL OR SAND SEAMS OR OTHER CONDITIONS WHICH MAY BE ENCOUNTERED; AND WHICH MIGHT TEND TO DE-WATER THE LAKES, SHALL BE REMEDIED AS DIRECTED BY THE SOILS ENGINEER (I.E. LINING, CLAY BLANKET, BENTONITE, ETC.).

7. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESSES, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO ENSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN DETENTION POND BERMS, BUILDING PADS, ROADWAYS, DRIVEWAYS, PARKING LOTS, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).

11. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAN ONE INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE MOISTURE CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS (SEE SECTION 212.03 OF THE I.D.O.T. SPECIFICATIONS).

12. ALL PAVEMENT SUBGRADE SHALL HAVE A MINIMUM IBR OF 3.0 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED PAVEMENT DESIGN HAS BEEN BASED ON A MIN. IBR OF 3.0, THEREFORE, IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT PROVIDE A MINIMUM IBR OF 3.0, SUB-GRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH, AS DETERMINED BY THE CONSULTANT AND SOILS ENGINEER.

13. GRADING FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS ONE TENTH OF A FOOT (0.1') OF DESIGN SUBGRADE ELEVATIONS.

14. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CONSULTANT, MUNICIPAL INSPECTOR OR SOILS ENGINEER.

15. UPON COMPLETION OF THE MASS-GRADING IMPROVEMENTS, THE EXCAVATION CONTRACTOR SHALL RESPREAD A 6-INCH LAYER OF TOPSOIL ON ALL DESIGNATED LANDSCAPE AREAS (BERMS, PONDS, PARKS, ETC.).

16. RIP RAP MATERIAL PLACED IN CONJUNCTION WITH THE EARTHWORK IMPROVEMENTS SHALL CONFORM TO SECTION 705 OF THE I.D.O.T. SPECIFICATIONS.

17. SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE CONSULTANT AND THE OWNER, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS AND THE OWNER AND CONSULTANT MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

IV. UNDERGROUND

GENERAL

1. WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

2. ALL SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS," LATEST EDITION, AND THE ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS, LATEST EDITION AND THE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND ORDINANCES OF THE GOVERNING MUNICIPALITY AND THE SANITARY DISTRICT AS APPLICABLE.

3. ROUGH GRADING TO WITHIN ONE TENTH OF A FOOT (0.10') OF FINISHED SUBGRADE SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF UNDERGROUND UTILITY INSTALLATION.

4. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, OR WITHIN THE ZONE OF INFLUENCE WHICHEVER IS GREATER AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.

5. 'BAND-SEAL' OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DIS-SIMILAR MATERIALS. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, THE FOLLOWING METHOD SHALL BE USED: WITH THE PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS AND SHEAR RINGS AND CLAMPS TO HOLD IT FIRMLY IN PLACE. MISSION COUPLINGS SHALL BE THE LENGTH OF BOOT APPROXIMATELY EQUAL TO THE PIPE DIAMETER. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION.

6. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

7. ALL FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER. DOWNSPOUTS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND.

8. THE UNDERGROUND CONTRACTOR SHALL DEPOSIT AND LEVEL ALL SEWER SPOIL ON-SITE AS DIRECTED BY THE CONSULTANT OR OWNER. THE UNDERGROUND CONTRACTOR SHALL RETURN THE PAVEMENT SUB-GRADE TO WITHIN A TOLERANCE OF PLUS OR MINUS ONE QUARTER FOOT (0.25') IN ELEVATION AND THE 95% COMPACTION OF THE MAXIMUM DENSITY SHOWN ON THE DRY WEIGHT CURVE DETERMINED BY THE MODIFIED PROCTOR ANALYSIS AS LEFT BY THE GRADING CONTRACTOR. THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE UNDERGROUND CONTRACT.

9. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

10. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

11. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER MAINS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

12. FRAMES AND LIDS (OR GRATES) FOR SANITARY, WATER MAIN AND STORM SEWER STRUCTURES SHALL BE AS INDICATED WITHIN THESE IMPROVEMENT PLANS. (SEE CONSTRUCTION STANDARDS).

13. ALL STRUCTURES SHALL HAVE A MINIMUM OF 3-INCHES OF ADJUSTING RINGS AND A MAXIMUM OF 6-INCES, UNLESS OTHERWISE NOTED.

14. ALL FRAMES FOR STORM SEWERS, SANITARY SEWERS, VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES (FRAMES AND GRATES) ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

15. THE CONTRACTOR SHALL INSTALL A 4"X4"X8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATER MAIN SERVICE, STORM SERVICE, SANITARY MANHOLES, STORM MANHOLES, CATCH BASINS, INLETS, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4-FEET ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED; WATER MAIN - BLUE; STORM - GREEN.

16. RIP-RAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE UNDERGROUND IMPROVEMENTS SHALL CONFORM TO SECTION 705, OF THE IDOT SPECIFICATIONS.

17. THE UNDERGROUND CONTRACTOR SHALL PROVIDE OWNER WITH THE LOCATION OF EACH BUILDING SERVICE AT THE TIME OF INSTALLATION. UPON COMPLETION OF ALL SERVICES, THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE MUNICIPALITY A FINAL COMPILATION OF ALL SERVICE LOCATION RECORDS ACCEPTABLE TO THE OWNER AND TO THE MUNICIPALITY. ALL FUTURE EXTENSIONS AND CONNECTIONS OF SERVICES TO BUILDINGS SHALL BE DONE BY OTHERS. THE LOCATION SHALL BE INDICATED ON THE PLANS BY INCLUDING THE SERVICE LOCATION RECORDS. RELOCATION OF SERVICES, NOT FOUND AT LOCATIONS INDICATED BY RECORDS, SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR AT NO COST TO THE OWNER.

SANITARY SEWER

18. SANITARY SEWERS SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
    - A. GRAVITY SEWERS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) CONFORMING TO ASTM DESIGNATION D-3034 WITH AN SDR OF 26 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM DESIGNATION D-3212
    - B. WHERE SHOWN ON THE PLANS POLYVINYL CHLORIDE (PVC, C-900) WITH A PRESSURE RATING OF 235psi - DR 18 CONFORMING TO ASTM D2241 AND JOINTS IN ACCORDANCE WITH ASTM D3139 AND ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM F477.

19. ALL SANITARY SEWER MANHOLES SHALL HAVE ECCENTRIC CONES. CONE OPENINGS SHALL BE CENTERED PERPENDICULAR TO THE MAINLINE FLOW. ALL STRUCTURE SECTIONS SHALL BE SECURELY SEALED TO EACH OTHER OR TO THE CONE SECTION OR TOP BARREL SECTION OF THE MANHOLE USING BUTYL RUBBER STRIP OR RUBBER GASKET. FRAMES ARE TO BE SEALED MECHANICALLY USING SYNTHETIC RUBBER SEALS WITH STAINLESS STEEL BANDS AND BOLTS. PIPE PENETRATIONS SHALL BE PROPERLY SIZED AND CORED AND SEALED WITH FLEXIBLE SYNTHETIC RUBBER PIPE SLEEVE WHICH IS FASTENED TO THE PIPE W/STAINLESS STEEL BAND CONNECTIONS. BARREL SECTIONS SHALL BE SEALED USING BUTYL RUBBER MATERIAL STRIPS AND/OR GASKETS. THIS MASTIC SHALL BE APPLIED IN SUCH A MANNER THAT NO SURFACE WATER OR GROUND WATER INFLOW CAN ENTER THE MANHOLE THROUGH GAPS BETWEEN BARREL SECTIONS OR CONE SECTIONS AND ADJUSTING RINGS. SANITARY SEWER MANHOLES SHALL BE 4-FEET IN DIAMETER PRECAST STRUCTURES, WITH APPROPRIATE FRAME AMD LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED 'SANITARY SEWER'. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C969 OR ASTM C1244.

20. ALL SANITARY SEWER AND SEWER SERVICES SHALL BE INSTALLED ON GRANULAR CRUSHED STONE BEDDING, HAVING AN I.D.O.T. GRADATION OF CA-6, GRADE 7,8 OR 9, WITH A MINIMUM THICKNESS EQUAL TO 1/4TH OF THE OUTSIDE DIAMETER OF THE SEWER PIPE. BEDDING SHALL BE A MINIMUM OF 6" BELOW THE PIPE. BEDDING SHALL EXTEND TO 1.0-FOOT OVER THE TOP OF THE PIPE FOR SANITARY SEWERS AND SANITARY SERVICES (UNLESS INDICATED OTHERWISE ON THE CONSTRUCTION DRAWINGS). BEDDING MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33 FOR SOUNDNESS AND ASTM C-67 FOR GRADATION. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER, WATER MAIN, ETC. REFER TO CONSTRUCTION STANDARDS SHEET FOR DETAILS OF BEDDING AND BACKFILL.

21. ALL SANITARY SERVICE CONNECTIONS TO MAINLINE SEWER SHALL BE MADE WITH PRECAST WYES OR TEES MANUFACTURED SPECIFICALLY FOR THAT PURPOSE. SANITARY SEWER SERVICE MATERIAL TO BE SAME AS MAINLINE SEWER UNLESS SPECIFICALLY INDICATED OTHERWISE.

22. SANITARY SERVICES SHALL BE LAID TO A MINIMUM GRADE OF 1.00%. THE END OF EACH SERVICE SHALL BE SEALED WITH A MANUFACTURER'S WATERTIGHT PLUG. SANITARY SERVICE STUBS SHALL BE MARKED IN ACCORDANCE WITH THESE CONSTRUCTION NOTES.

23. SEWER SERVICE RISER SHALL BE USED WHEN MAINLINE SEWER EXCEEDS 12-FEET IN DEPTH.

24. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS SHALL BE USED TO CONNECT SANITARY SERVICE LINES TO THE BUILDING PLUMBING OUTLET.

25. ALL SANITARY SEWERS INCLUDING SERVICE LINES SHALL BE SUBJECTED TO EITHER AN INFILTRATION TEST OR AIR TEST, AND APPLICABLE DEFLECTION TEST BY THE CONTRACTOR. ALLOWABLE INFILTRATION SHALL NOT EXCEED 200 GALLONS PER 24-HOURS, PER MILE, PER INCH-DIAMETER OF PIPE. THE CONTRACTOR SHALL COORDINATE ALL TESTING SO THAT IT CAN BE WITNESSED BY THE MUNICIPAL ENGINEER, MUNICIPALITY'S PUBLIC WORKS DEPARTMENT AND/OR SANITARY DISTRICT AS APPLICABLE. THIS WORK SHALL BE INCIDENTAL TO THE UNDERGROUND CONTRACT.

26. A CURRENT COLOR VIDEO TAPE RECORD AND A TYPE WRITTEN TRANSCRIPTION OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED SANITARY SEWER SYSTEM SHALL BE SUBMITTED TO THE MUNICIPALITY AND SANITARY DISTRICT AS APPLICABLE, PRIOR TO REFUNDING OF SITE IMPROVEMENT ESCROW RETENTION MONIES BY THE MUNICIPALITY. THIS WORK SHALL INCLUDE THE ROTATION OF THE LENS TO LOOK AT EACH SERVICE. ALL CORRECTIVE WORK SHALL BE PERFORMED BY THE CONTRACTOR WITHOUT DELAY. CORRECTIVE WORK SHALL BE INCIDENTAL TO THE UNDERGROUND CONTRACT

WATER MAIN

28. WATER MAIN SHALL BE
    - A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A-21.51 OR AWWA C-150. MECHANICAL FITTINGS SUPPLIED WITH "COR-TEN" BOLTS OR RUBBER RING (PUSH-ON) FITTINGS SHALL CONFORM TO ANSI A-21.11 OR AWWA C-110 AND C-111. RESTRAINED JOINTS WHERE INDICATED ON THE CONSTRUCTION PLANS SHALL CONFORM TO ANSI A-21.11 / A-21.10. WATERMAIN SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI A-21.4 OR AWWA C-104. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN SHALL BE 5.5 FEET.

29. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS, HOWEVER THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

30. PROTECTIVE WRAPPING OF THE WATER MAIN IS REQUIRED, THE PROTECTIVE WRAPPING SHALL BE A POLYETHYLENE TUBE SUCH AS CLOW TYPE F-191 OR EQUAL AND SHALL COMPLETELY ENCASE AND SEAL THE WATER MAIN AND FITTINGS AND ACCESSORIES IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS FOR THE USE OF THE ENCASEMENT TUBE.

31. UNLESS NOTED OTHERWISE, RIGHT HAND CLOSING GATE VALVES IN ACCORDANCE WITH MUNICIPAL STANDARDS SHALL BE USED WHEREVER VALVES ARE CALLED FOR. VALVES SHALL BE IRON BODY, BRONZE MOUNTED, PARALLEL RESILIENT SEAT VALVES PER AWWA C-509. ALL VALVES SHALL BE RATED FOR 300 PSI TEST PRESSURE AND 200 PSI WORKING PRESSURE.

32. N/A

33. HYDRANTS SHALL BE OF THE MANUFACTURE AND EQUIPPED WITH AUXILIARY VALVES AND VALVE BOXES IN ACCORDANCE WITH THE MUNICIPALITY'S STANDARD. EACH HYDRANT SHALL BE EQUIPPED WITH DOUBLE STEAMERS 2-4" P.N., NST HOSE THREADS SHALL BE THE STANDARD OF THE MUNICIPALITY. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). ALL FIRE HYDRANTS SHALL BE SET A MINIMUM OF 3-FEET BEHIND BACK OF CURB.

34. WATER SERVICES SHALL BE LAID NOT LESS THAN 5.5-FEET BELOW GRADE.

35. THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, TEES, ELBOWS, ETC. COST OF SAME SHALL BE MERGED WITH UNIT PRICE FOR PIPE INSTALLED.

36. ALL WATERMAINS SHALL HAVE COMPACTED CA-7 OR CA-11 BEDDING, GRADE 7,8 OR 9, A MINIMUM OF FOUR 4-INCHES BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE WATER MAIN. FOR ALL WATERMAINS PLACED IN CASING PIPE, THE "PSI CASING SPACERS AND END SEALS" MUST BE INCLUDED IN THE COST OF THE CASING.

37. N/A

38. ALL WATER MAINS SHALL BE SUBJECTED TO A PRESSURE TEST BY THE CONTRACTOR. HYDROSTATIC PRESSURE TEST AND LEAKAGE SHALL BE BASED ON 150 PSI FOR 2 HOURS. WATER MAINS SHALL BE CHLORINATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, IN PRESENCE OF MUNICIPAL REPRESENTATIVE. THIS WORK SHALL BE INCIDENTAL TO THE UNDERGROUND CONTRACT.

39. THE UNDERGROUND CONTRACTOR SHALL CONSIDER INCIDENTAL TO THE CONTRACT ANY CHLORINATION AND TESTING OF EXISTING WATER MAIN WHERE CONNECTIONS TO AND INCLUSION OF SUCH MAINS IS INDICATED ON THE DRAWINGS. IN THE EVENT THAT THE PRESSURE TESTS INVOLVING EXISTING MAINS FAIL, AND SUCH FAILURES ARE ATTRIBUTABLE TO DEFECTIVE ORIGINAL WORKMANSHIP AND MATERIAL, THEN THE CONTRACTOR SHALL BE ENTITLED TO ADDITIONAL PAYMENT FOR CORRECTING THE DEFICIENCIES.

STORM SEWER

40. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPES SHALL BE ONE OF THE FOLLOWING MATERIALS:
    - A. REINFORCED CONCRETE PIPE (R.C.P.) CONFORMING TO ASTM DESIGNATION C-76. 12-INCH PIPES SHALL BE CLASS IV, 15-INCH, 18-INCH, AND 21-INCH PIPES SHALL BE CLASS III, AND 24-INCH AND LARGER PIPES SHALL BE CLASS II. JOINTS FOR STORM SEWERS SHALL BE "O"-RING JOINTS IN ACCORDANCE WITH ASTM C-443.
    - B. PVC SDR26, CONFORMING TO ASTM DESIGNATION D-3034, WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM DESIGNATION D-3212.

41. ALL STORM SEWER SHALL BE INSTALLED ON AN AGGREGATE BEDDING HAVING AN I.D.O.T. GRADATION OF CA-7 OR CA-11, GRADE 7,8 OR 9, WITH A MINIMUM THICKNESS EQUAL TO 1/4TH OF THE OUTSIDE DIAMETER OF THE SEWER PIPE. BEDDING SHALL BE A MINIMUM OF 4" BELOW PIPE. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE FOR R.C.P. STORM SEWERS (UNLESS INDICATED OTHERWISE ON THE CONSTRUCTION DRAWINGS). COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE STORM SEWER. REFER TO CONSTRUCTION STANDARDS SHEET FOR DETAILS OF BEDDING AND BACKFILL.

42. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH A MINIMUM 4-FOOT DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER".

43. ALL FLARED END SECTIONS 12-INCHES OR GREATER SHALL HAVE A REMOVABLE GRATE SYSTEM TO PREVENT ENTRY. THIS GRATE SYSTEM SHALL BE MADE FROM STEEL STOCK THAT IS HOT-DIPPED GALVANIZED AFTER FABRICATION.

44. ALL CATCH BASINS ARE TO BE CLEANED AT THE END OF THE PROJECT PRIOR TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT FUNCTIONING PROPERLY.

V. PAVING, CURB, AND WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUB GRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT, BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING, SIDEWALK, AND CURB AND GUTTER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND THE MUNICIPAL CODES AND ORDINANCES.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE RETURNED BY THE UNDERGROUND CONTRACTOR TO WITHIN ONE QUARTER FOOT (0.25'), PLUS OR MINUS, OF PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUB-GRADE SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS TONNAGE OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE BACKFILLING OF THE CURB AND GUTTER. ALL CURB SHALL BE BACKFILLED AND COMPACTED FOR A DISTANCE OF FIVE FEET AT A GRADE OF 2% FLUSH WITH TOP OF CURB. THE COST FOR BACKFILLING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNIT PRICE FOR LINEAL FEET OF CURB AND GUTTER.

5. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BASE COURSE, HMA (HOT MIX ASPHALT) BINDER COURSE, AND HMA SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. A BITUMINOUS MATERIAL PRIME COAT OF THE TYPE AND AT THE RATE SPECIFIED ON THE CONSTRUCTION PLANS SHALL BE APPLIED TO THE SUB-BASE COURSE. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS INCLUDING UPDATED PROVISIONS. ALL PAVEMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL SUBDIVISION AND ENGINEERING REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT A BITUMINOUS MIX DESIGN TO THE SOILS ENGINEER PRIOR TO THE INSTALLATION OF THE BITUMINOUS MIX.

7. HMA BINDER COURSE SHALL BE PLACED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT AND THE FORECAST CALLS FOR RISING TEMPERATURES. HMA SURFACE COURSE SHALL BE PLACED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS AT LEAST 45 DEGREES FAHRENHEIT AND THE FORECAST CALLS FOR RISING TEMPERATURES.

8. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE (AND FOR PUBLIC IMPROVEMENTS AFTER THE BINDER COURSE HAS BEEN IN PLACE FOR ONE WINTER), AND UPON THE COMPLETION OF INSPECTION OF SAME AND APPROVAL BY THE MUNICIPALITY AND OWNER, THE PAVEMENT SHALL BE CLEANED, TESTED BY AN INDEPENDENT TESTING AGENCY SELECTED BY THE MUNICIPALITY PRIOR TO PLACEMENT OF THE SURFACE COURSE ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE MUNICIPALITY AND OWNER, PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER FOR CLEANING SHALL BE CONSIDERED AS INCIDENTAL TO THE PAVING CONTRACT. PRIME COAT FOR THE BINDER AND SURFACE COURSE SHALL ALSO BE CONSIDERED AS INCIDENTAL TO THE PAVING CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.10 GALLONS PER SQUARE YARD AND 0.05 GALLONS PER SQUARE YARD FOR THE SURFACE.

9. COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE AS DETAILED IN THE CONSTRUCTION PLANS. THE CONCRETE SHALL HAVE AN AIR CONTENT OF NOT LESS THAN FIVE PERCENT (5%) NOR MORE THAN EIGHT PERCENT (8%) OF THE VOLUME OF CONCRETE. CONCRETE SHALL BE A MINIMUM 6.1 BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CURB AND GUTTER SHALL BE BROOM FINISHED. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS.

10. CURB AND GUTTER SHALL HAVE TWO NUMBER FOUR REINFORCING BARS PLACED 10' CENTERED OVER UTILITY TRENCHES. EXPANSION JOINTS SHALL BE DOWELED AND SPACED AT NO MORE THAN 200 FEET ON CENTER AND AT TANGENT POINTS OF ALL RADII. CONTROL JOINTS SHALL BE PROVIDED AT FIFTEEN FEET ON CENTER AND SHALL CONSIST OF A SAW CUT MINIMUM OF ONE AND ONE HALF INCHES DEEP.

11. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

12. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES AT STREET INTERSECTIONS AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESS TO THE DISABLED. (SEE CONSTRUCTION STANDARDS).

13. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS, AND SHALL BE A MINIMUM OF 6 INCHES THICK AT DRIVEWAYS. ALL SIDEWALK CONCRETE SHALL BE A MINIMUM OF (6.1) BAG MIX WITH AIR ENTRAINMENT TO 6% AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT TWENTY EIGHT (28) DAYS. CONTRACTION JOINTS SHALL BE SET AT FIVE (5') FEET ON CENTER. ONE-HALF (1/2) INCH PREMOULDED FIBRE EXPANSION JOINTS SHALL BE PLACED AT FIFTY (50) FEET ON CENTER AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE (3) NO.4 REINFORCING BARS (5' BEYOND THE WALLS OF THE TRENCH). ALL SIDEWALKS SHALL BE BROOM FINISHED.

14. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, INCLUDING UPDATED PROVISIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE DEVELOPER AND APPOINTED BY THE MUNICIPALITY TO PERFORM THE REQUIRED TESTS AND PROVIDE THE RESULTS TO THE CONSULTING ENGINEER AND THE MUNICIPALITY.

DATASHEETS file:///F:/Jobs/2400/24190_MI%20Ho

The NGS Data Sheet

See file dsdata.pdf for more information about the datasheet.

```
PROGRAM = datasheet95, VERSION = 8.12.5.19
Starting Datasheet Retrieval...
1    National Geodetic Survey, Retrieval Date = NOVEMBER 15, 2024 15:43:38 EST
 AJ3076 ***********************************************************************
 AJ3076  DESIGNATION -  VBG 1B
 AJ3076  PID         -  AJ3076
 AJ3076  STATE/COUNTY-  IL/COOK
 AJ3076  COUNTRY     -  US
 AJ3076  USGS QUAD   -  WHEELING (2018)
 AJ3076
 AJ3076                         *CURRENT SURVEY CONTROL
 AJ3076
 AJ3076* NAD 83(2011) POSITION- 42 09 09.60507(N) 087 57 47.42557(W)   ADJUSTED
 AJ3076* NAD 83(2011) ELLIP HT-   172.173 (meters)        (06/27/12)   ADJUSTED
 AJ3076* NAD 83(2011) EPOCH  -  2010.00
 AJ3076* NAVD 88 ORTHO HEIGHT -   206.047 (meters)     676.01  (feet) ADJUSTED
 AJ3076
 AJ3076  GEOID HEIGHT    -         -33.878 (meters)                    GEOID18
 AJ3076  NAD 83(2011) X  -     168,317.716 (meters)                    COMP
 AJ3076  NAD 83(2011) Y  -  -4,732,770.899 (meters)                    COMP
 AJ3076  NAD 83(2011) Z  -   4,258,306.182 (meters)                    COMP
 AJ3076  LAPLACE CORR    -           -1.50  (seconds)                  DEFLEC18
 AJ3076  DYNAMIC HEIGHT  -         205.979 (meters)     675.78  (feet) COMP
 AJ3076  MODELED GRAVITY -     980,286.2   (mgal)                      NAVD 88
 AJ3076
 AJ3076  VERT ORDER      -  SECOND    CLASS I
 AJ3076
 AJ3076  Network accuracy estimates per FGDC Geospatial Positioning Accuracy
 AJ3076  Standards:
 AJ3076         FGDC (95% conf, cm)     Standard deviation (cm)     CorrNE
 AJ3076           Horiz  Ellip            SD_N   SD_E   SD_h      (unitless)
 AJ3076  -------------------------------------------------------------------
 AJ3076  NETWORK    0.65   0.86           0.29   0.24   0.44      -0.08612593
 AJ3076  -------------------------------------------------------------------
 AJ3076  Click here for local accuracies and other accuracy information.
 AJ3076
 AJ3076.The horizontal coordinates were established by GPS observations
 AJ3076.and adjusted by the National Geodetic Survey in June 2012.
 AJ3076
 AJ3076.NAD 83(2011) refers to NAD 83 coordinates where the reference frame has
 AJ3076.been affixed to the stable North American tectonic plate. See
 AJ3076.NA2011 for more information.
 AJ3076
 AJ3076.The horizontal coordinates are valid at the epoch date displayed above
 AJ3076.which is a decimal equivalence of Year/Month/Day.
 AJ3076
 AJ3076.The orthometric height was determined by differential leveling and
 AJ3076.adjusted by the NATIONAL GEODETIC SURVEY
 AJ3076.in April 2011.
 AJ3076
 AJ3076.Significant digits in the geoid height do not necessarily reflect accuracy.
 AJ3076.GEOID18 height accuracy estimate available here.
 AJ3076
 AJ3076.Click photographs - Photos may exist for this station.
 AJ3076
 AJ3076.The X, Y, and Z were computed from the position and the ellipsoidal ht.
 AJ3076
 AJ3076.The Laplace correction was computed from DEFLEC18 derived deflections.
 AJ3076
 AJ3076.The ellipsoidal height was determined by GPS observations
 AJ3076.and is referenced to NAD 83.
 AJ3076
 AJ3076.The dynamic height is computed by dividing the NAVD 88
 AJ3076.geopotential number by the normal gravity value computed on the
 AJ3076.Geodetic Reference System of 1980 (GRS 80) ellipsoid at 45
 AJ3076.degrees latitude (g = 980.6199 gals.).
 AJ3076
 AJ3076.The modeled gravity was interpolated from observed gravity values.
 AJ3076
 AJ3076. The following values were computed from the NAD 83(2011) position.
 AJ3076
 AJ3076;                 North          East     Units Scale Factor Converg.
 AJ3076;SPC IL E   -   609,126.079   330,593.844   MT  0.99998651   +0 14 54.3
 AJ3076;SPC IL E   - 1,998,441.14  1,084,623.30   sFT  0.99998651   +0 14 54.3
 AJ3076;UTM  16    - 4,667,175.918   420,422.812   MT  0.99967792   -0 38 47.1
 AJ3076
 AJ3076!             -  Elev Factor  x  Scale Factor =   Combined Factor
 AJ3076!SPC IL E     -   0.99997300  x   0.99998651  =   0.99995951
```

1 of 2

DATASHEETS file:///F:/Jobs/2400/24190_MI%20Home

```
 AJ3076!UTM  16      -   0.99997300  x   0.99967792  =   0.99965093
 AJ3076
 AJ3076_U.S. NATIONAL GRID SPATIAL ADDRESS: 16TDM2042267175(NAD 83)
 AJ3076
 AJ3076|---------------------------------------------------------------------|
 AJ3076| PID    Reference Object                       Distance      Geod. Az |
 AJ3076|                                                             dddmmss.s |
 AJ3076| AJ3075 VBG 1A                               270.195 METERS 25911      |
 AJ3076|---------------------------------------------------------------------|
 AJ3076
 AJ3076                         SUPERSEDED SURVEY CONTROL
 AJ3076
 AJ3076  NAD 83(2007)-  42 09 09.60527(N)    087 57 47.42661(W) AD(2002.00) 0
 AJ3076  ELLIP H (02/10/07)  172.200  (m)                       GP(2002.00)
 AJ3076  ELLIP H (02/03/05)  172.224  (m)                       GP(        ) 4 2
 AJ3076  NAD 83(1997)-  42 09 09.60526(N)    087 57 47.42619(W) AD(        ) 1
 AJ3076  ELLIP H (04/24/01)  172.206  (m)                       GP(        ) 4 1
 AJ3076  NAVD 88 (04/24/01)  206.0    (m)  GEOID99  model used  GPS OBS
 AJ3076
 AJ3076.Superseded values are not recommended for survey control.
 AJ3076
 AJ3076.NGS no longer adjusts projects to the NAD 27 or NGVD 29 datums.
 AJ3076.See file dsdata.pdf to determine how the superseded data were derived.
 AJ3076
 AJ3076_MARKER: F = FLANGE-ENCASED ROD
 AJ3076_SETTING: 15 = METAL ROD DRIVEN INTO GROUND. SEE TEXT FOR ADDITIONAL
 AJ3076+WITH SETTING: INFORMATION.
 AJ3076_STAMPING: VBG-1B
 AJ3076_MARK LOGO: IL1163
 AJ3076_PROJECTION: FLUSH
 AJ3076_MAGNETIC: A = STEEL ROD ADJACENT TO MONUMENT
 AJ3076_STABILITY: B = PROBABLY HOLD POSITION/ELEVATION WELL
 AJ3076_SATELLITE: THE SITE LOCATION WAS REPORTED AS SUITABLE FOR
 AJ3076+SATELLITE: SATELLITE OBSERVATIONS - May 12, 2010
 AJ3076_ROD/PIPE-DEPTH: 2.4 meters
 AJ3076_SLEEVE-DEPTH  : 0.9 meters
 AJ3076
 AJ3076  HISTORY     - Date     Condition        Report By
 AJ3076  HISTORY     - 20000725 MONUMENTED       SECI
 AJ3076  HISTORY     - 20100202 GOOD             ILDT
 AJ3076  HISTORY     - 20100512 GOOD             GEOSPC
 AJ3076
 AJ3076                          STATION DESCRIPTION
 AJ3076
 AJ3076'DESCRIBED BY SMITH ENG CONS INC 2000 (MRF)
 AJ3076'STATION IS LOCATED WITHIN THE VILLAGE LIMITS OF BUFFALO GROVE IN
 AJ3076'SECTION 4, T42N, R11E.  TO REACH FROM THE JUNCTION OF IL RT 83 AND
 AJ3076'LAKE-COOK RD, PROCEED WEST ON LAKE-COOK RD 0.15 MI T0 THE STATION
 AJ3076'LOCATED 33 FT SOUTH OF THE EASTBOUND CENTERLINE OF LAKE-COOK RD,
 AJ3076'300 FT WEST OF BUFFALO GROVE ROAD.  STATION IS 95 FT NORTHWEST OF
 AJ3076'PK NAIL IN POWER POLE, 91.5 FT WEST OF THE CENTER TO THE AGGREGATE
 AJ3076'ENTRANCE TO BOB MCNEELY FIELD (SOCCER/FOOTBALL FIELD) PARKING LOT,
 AJ3076'69.8 FT NORTHWEST OF PK NAIL IN 12 INCH DECIDUOUS TREE, 30 FT WEST
 AJ3076'OF THE EAST END OF THE CHAIN LINK FENCE LINE, 19 FT SOUTH OF THE
 AJ3076'BACK OF CURB OF LAKE-COOK RD, 4 FT SOUTH OF THE CONCRETE SIDEWALK,
 AJ3076'2 FT SOUTH OF THE CHAIN LINK FENCE LINE, AND 2.0 FT SOUTH OF AN
 AJ3076'ORANGE FIBERGLASS WITNESS POST.  NOTE - ACCESS TO DATUM POINT
 AJ3076'THROUGH 6 INCH LOGO CAP.  DATUM POINT IS 0.45 FT BELOW CAP.  THE ROD
 AJ3076'WAS DRIVEN TO REFUSAL AND ANCHORED. PK NAILS WERE SET IN WOOD
 AJ3076'PHYSICAL TIES. (WB)
 AJ3076
 AJ3076                          STATION RECOVERY (2010)
 AJ3076
 AJ3076'RECOVERY NOTE BY ILLINOIS DEPARTMENT OF TRANSPORTATION 2010 (MW)
 AJ3076'RECOVERED IN GOOD CONDITION.
 AJ3076
 AJ3076                          STATION RECOVERY (2010)
 AJ3076
 AJ3076'RECOVERY NOTE BY GEODETIC SPECIALISTS LLC 2010 (SL)
 AJ3076'RECOVERED AS DESCRIBED.
```

CONTROL POINTS

1,2000457.995,1087308.733,688.253,IRS
2,2000815.220,1087423.369,684.640,IRS
3,2000412.500,1087209.201,688.750,PKS
4,2000826.995,1087346.046,685.220,PKS
RTCM-Ref 0000,609740.816,331412.365,209.780,

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

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DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

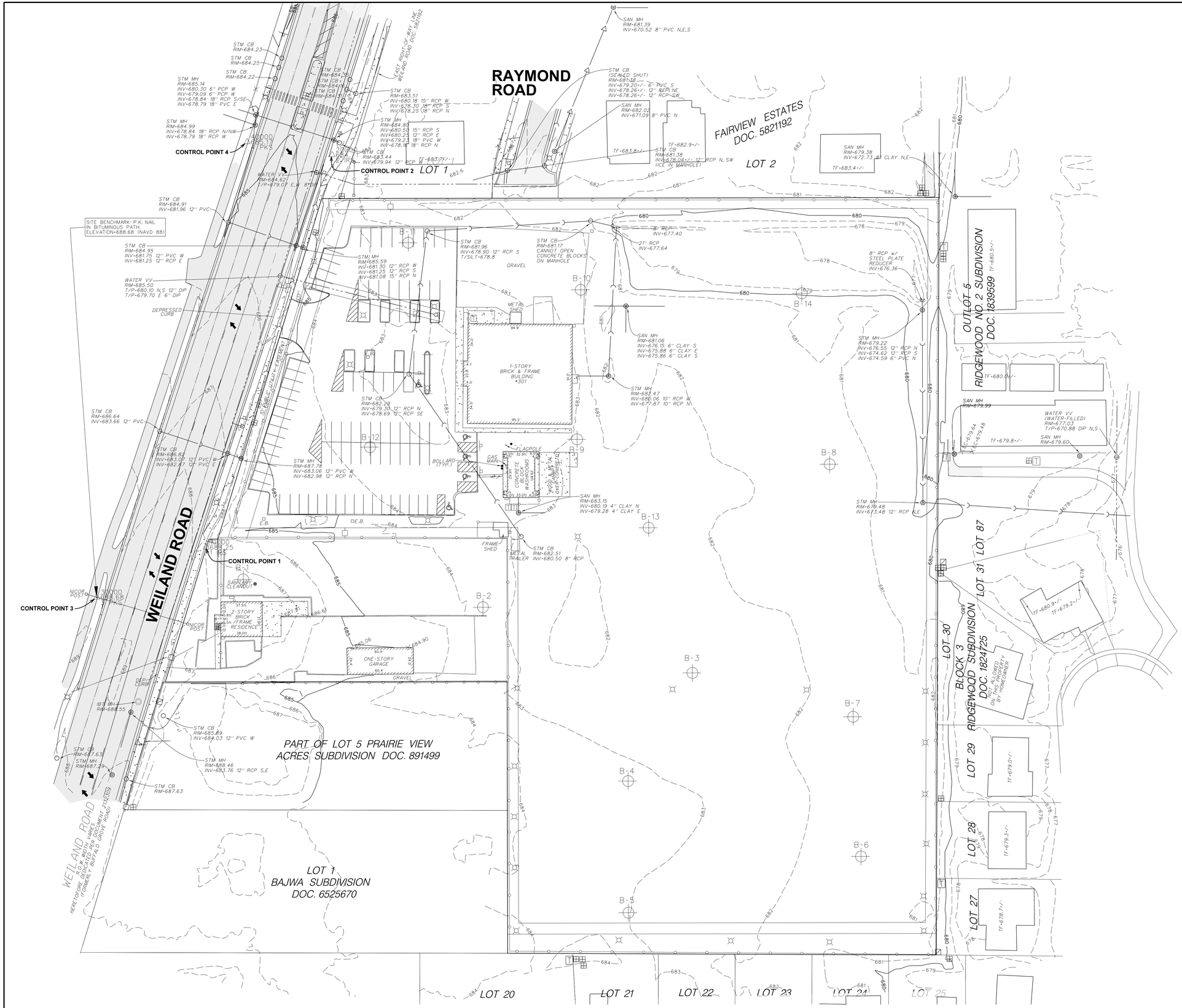
SPECIFICATIONS

SHEET NUMBER

2

OF 18 SHEETS

JOB No. 24190



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ORIGINAL ISSUE: 07/23/25

NORTH

SCALE: 1" = 40'

REVISIONS

DESCRIPTION	BY	DATE
REVISED PER VILLAGE REVIEW COMMENTS	AZ	10/10/25

EXISTING CONDITIONS

SHEET NUMBER 3 OF 18 SHEETS

JOB No. 24190

RAYMOND ROAD

WEILAND ROAD

SEE SHEET #18 FOR WEILAND ROAD REMOVAL NOTES

REMOVE EXISTING 6" WATER MAIN & TEE

RELOCATE EXISTING STREET LIGHT TO PROPOSED LOCATION (SEE GEOMETRIC SHEET FOR PROPOSED LOCATION)

REMOVE (100' +/-) OF EXISTING DEPRESSED CURB & GUTTER.
REMOVE (107' +/-) OF EXISTING SIDEWALK INCLUDING CONCRETE APRON.
SAWCUT (100' +/-) OF EXISTING PAVEMENT AT EXISTING WHITE EDGE LINE AND REMOVE FOR PROPOSED ENTRANCE CONSTRUCTION.

REMOVE EXISTING SIGN & MAIL BOX

EXISTING PAVEMENT (TYPICAL)

EXISTING CURB & GUTTER (TYPICAL)

EXISTING SIDEWALK (TYPICAL)

EXISTING CURB & GUTTER (TYPICAL)

EXISTING ROW (TYPICAL)

WATER MAIN (TYPICAL)

REMOVE & REPLACE (20' +/-) OF EXISTING DEPRESSED CURB & GUTTER WITH FULL HEIGHT CURB AND GUTTER MATCHING THE EXISTING TYPE

REMOVE & REPLACE (20' +/-) OF EXISTING SIDEWALK.

EXISTING UTILITY PEDESTAL (TYPICAL)

INLET PROTECTION (YARDS)

DROP-IN INLET PROTECTION (PAVEMENT)

DROP-IN INLET PROTECTION (PAVEMENT)

INLET PROTECTION (YARDS)

REMOVE (20' +/-) OF EXISTING SIDEWALK.
SAWCUT (23' +/-) OF EXISTING PAVEMENT TO PROVIDE A SOUND EDGE.
REMOVE EXISTING "T" TURN AROUND COMPLETE.
SEE UTILITY SHEET FOR EXISTING STORM STRUCTURE ADJUSTMENTS

EXISTING PAVEMENT (TYPICAL)

EXISTING CURB & GUTTER (TYPICAL)

EXISTING SIDEWALK (TYPICAL)

EXISTING WELL AND SEPTIC SHALL BE CAPPED AND REMOVED OR ABANDONED PER COUNTY AND STATE STANDARDS

ALL ON SITE EXISTING BUILDINGS, FOUNDATIONS, PAVING, FENCING, LANDSCAPE WALLS, WET AND DRY UTILITIES, ETC., SHALL BE DEMOLISHED AND DISPOSED OF OFF SITE.

PLUG EXISTING SOUTHWEST INVERT WITH A WATER TIGHT PLUG

SANITARY PER VILLAGE ATLAS

SANITARY PER VILLAGE ATLAS

SANITARY PER VILLAGE ATLAS

STORM SEWER TO BE REMOVED

STORM STRUCTURE TO BE REMOVED

SITE BENCHMARK: P.K. NAIL IN BITUMINOUS PATH. ELEVATION=688.68 (NAVD 88)

LOT 1

LOT 2

FAIRVIEW ESTATES DOC. 5821192

PART OF LOT 5 PRAIRIE VIEW ACRES SUBDIVISION DOC. 891499

LOT 1 BAJWA SUBDIVISION DOC. 6525670

OUTLOT 5 RIDGEWOOD NO. 2 SUBDIVISION DOC. 1839599

LOT 30 BLOCK 3 RIDGEWOOD SUBDIVISION DOC. 1824725

LOT 31

LOT 29

LOT 28

LOT 27

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

1-STORY BRICK & FRAME BUILDING #301

2-STORY BRICK /FRAME RESIDENCE

ONE-STORY GARAGE

METAL SHED

FRAME SHED

CONCRETE BLOCK WASHROOMS

METAL TRAILER

GRAVEL

FLAGPOLE

BOLLARD (TYP.)

GAS MAIN

SANITARY CLEANOUT

NICOR POST

IBT MH RIM=688.55

WATER VV (WATER-FILLED) RIM=677.03 T/P=670.88 DIP N,S

TOP OF WATER=670.7

NOT ALLOWED ON PROPERTY BY HOMEOWNER

TF=680.0+/-

TF=680.5+/-

TF=679.8+/-

TF=679.0+/-

TF=679.3+/-

TF=678.7+/-

TF=680.9+/-

TF=679.2+/-

TF=682.9+/-

TF=683.8+/-

General Notes:

1. Topography provided by Thomson Surveying Ltd.
2. Contractor shall contact Village of Buffalo Grove Engineering Division at (847) 459-2545 prior to any work within Right-Of-Way.
3. The Village shall be provided with evidence of sign-off from the Lake County Health Department.
4. Silt fence shall be installed by the contractor and inspected by the Village prior to start of construction.
5. Adjacent roadways shall be kept free and clear of all sediment and debris caused by construction activities.
6. The contractor is responsible for removing any soil tracked onto the adjacent roadways at the end of each day and as directed by the Village.
7. Existing house (including foundation), stoops, sidewalks, walls, driveway, and patio, shall be removed, and all debris shall be disposed of offsite.
8. Construction debris is prohibited from being buried on-site including backfill areas.
9. Dust must be controlled on site at all times.
10. Full depth saw-cut is required for all removals
11. Sidewalk removals shall be at an existing joint
12. Pavement restoration shall match existing by type & thickness.
13. All disturbed areas shall be restored with a minimum 4-inches of topsoil, seed and NAG S75 blanket (secured per manufacturers specifications), or topsoil and sod, or approved equal.

Utility Notes:

1. Contractor shall verify the location and elevation of all wet and dry utilities prior to the start of construction. The contractor shall notify the design engineer of any discrepancies that are found.
2. All utilities (wet and dry) must be disconnected prior to demolition of the structure.
3. Contractor shall verify the location of the existing well and septic system, and abandon per Village and Lake County Health Department and State requirements.
4. All existing storm structures shall have erosion control until such time that they are removed.

NORTH

SCALE: 1" = 40'

HIGHBURY CLUB

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DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

DESCRIPTION	DATE	BY
REVISED PER VILLAGE REVIEW COMMENTS	10/10/25	AZ
REVISED PER VILLAGE REVIEW COMMENTS	11/20/25	AZ

REVISIONS

DEMOLITION PLAN

SHEET NUMBER 4 OF 18 SHEETS

JOB No. 24190

NOTE:

ALL PROPOSED CURBS AND SIDEWALKS SHALL BE TIED INTO THE EXISTING WITH THE USE OF REBARS

SEE SHEET #18 FOR WEILAND ROAD IMPROVEMENTS

MATCH EXISTING CURB & GUTTER

EXISTING SIDEWALK (TYPICAL)

MATCH EXISTING SIDEWALK (MAX. 2% CROSS SLOPE)

MATCH EXISTING PAVEMENT SAW-CUT TO PROVIDE A SOUND EDGE

MATCH EXISTING CURB & GUTTER

MATCH EXISTING SIDEWALK(MAX. 2% CROSS SLOPE)

10.0' REAR YARD EASEMENT LINE (TYPICAL)

6.5' SIDE YARD BUILDING SETBACK LINE (TYPICAL)

25' REAR BUILDING SETBACK LINE (TYPICAL)

PROPERTY LINE

EXISTING ROW

10' SIDE YARD BUILDING SETBACK LINE

EXISTING UTILITY PEDESTAL (TYPICAL)

MATCH EXISTING CURB & GUTTER

MATCH EXISTING SIDEWALK (MAX. 2% CROSS SLOPE)

RELOCATED STREET LIGHT

RETURNS ARE B-6.12 CURB AND GUTTER

EXISTING DRIVEWAY TO REMAIN

R1-1 STOP SIGN

18'-24" STOP BAR

11'-24" STOP BAR

R1-1 STOP SIGN

B-4.12 CURB AND GUTTER (TYPICAL)

RETURNS ARE B-6.12 CURB AND GUTTER

PROPOSED CROSSWALK

MATCH EXISTING CURB & GUTTER

MATCH EXISTING SIDEWALK (MAX. 2% CROSS SLOPE)

PROPOSED MONUMENT STREET LIGHT (TYPICAL)

W14-1 DEAD END SIGN

EXISTING SIDEWALK (TYPICAL)

EXISTING ROW

WEILAND ROAD

10.0' REAR YARD EASEMENT LINE (TYPICAL)

PROPOSED ROW DEDICATION

6.5' SIDE YARD BUILDING SETBACK LINE (TYPICAL)

5.0' SIDE YARD EASEMENT LINE (TYPICAL)

3 - OM4-1 OBJECT MARKER SIGNS

PROPOSED ROW DEDICATION

EXISTING SIDEWALK (TYPICAL)

EXISTING FENCE

10' SIDE YARD BUILDING SETBACK LINE

B-4.12 CURB AND GUTTER (TYPICAL)

PROPERTY LINE

10' SIDE YARD BUILDING SETBACK LINE

RAYMOND ROAD

DEPRESSED CURB AND GUTTER (TYPICAL)

TEMPORARY "T" TURN AROUND - SAME PAVEMENT CROSS SECTION AS ROADWAY

CURB RAMP WITH DETECTABLE WARNING (TYPICAL)

B-4.12 CURB AND GUTTER (TYPICAL)

W14-2 NO OUTLET SIGN

R1-1 STOP SIGN

11'-24" STOP BAR

DRIVEWAY CURB DEPRESSION FINAL LOCATION TO BE DETERMINED PRIOR TO CONSTRUCTION(TYPICAL)

5' PCC SIDEWALK (TYPICAL)

6.5' SIDE YARD BUILDING SETBACK LINE (TYPICAL)

5' PCC SIDEWALK (TYPICAL)

5.0' SIDE YARD EASEMENT LINE (TYPICAL)

25' FRONT BUILDING SETBACK LINE (TYPICAL)

25' REAR BUILDING SETBACK LINE (TYPICAL)

B-4.12 CURB AND GUTTER (TYPICAL)

6.5' SIDE YARD BUILDING SETBACK LINE (TYPICAL)

10.0' REAR YARD EASEMENT LINE (TYPICAL)

SHEFFIELD DRIVE

10' SIDE YARD BUILDING SETBACK LINE

5' PCC SIDEWALK (TYPICAL)

B-4.12 RGP CURB AND GUTTER (TYPICAL)

STREET LIGHT (TYPICAL)

DRIVEWAY CURB DEPRESSION FINAL LOCATION TO BE DETERMINED PRIOR TO CONSTRUCTION(TYPICAL)

5.0' SIDE YARD EASEMENT LINE (TYPICAL)

6.5' SIDE YARD BUILDING SETBACK LINE (TYPICAL)

5.0' SIDE YARD EASEMENT LINE (TYPICAL)

6.5' SIDE YARD BUILDING SETBACK LINE (TYPICAL)

DRIVEWAY DESIGNATION (TYPICAL)

25' REAR BUILDING SETBACK LINE (TYPICAL)

10.0' REAR YARD EASEMENT LINE (TYPICAL)

PROPERTY LINE

PROPERTY LINE

STORMWATER BASIN

HIGHWATER 678.50

OUTLET 673

T/BERM 680

OUT LOT 5 RIDGEWOOD NO. 2 SUBDIVISION DOC. 1839599

EXISTING 8' HMA PATH (TYPICAL)

CONNECT TO THE EXISTING PATH

8' HMA PATH (TYPICAL)

LOT 8 RIDGEWOOD NO. 2 SUBDIVISION DOC. 1824125

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

PROPERTY LINE

10.0' REAR YARD EASEMENT LINE (TYPICAL)

PROPERTY LINE

PART OF LOT 5 PRAIRIE VIEW ACRES SUBDIVISION DOC. 891499

LOT 1 BAJWA SUBDIVISION DOC. 6525670

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

STREET LIGHTING

POLES:

POLES ARE TO BE MATCHED TO THE PROXIMAL EXISTING SYSTEM TO MATCH ONE OF THE FOLLOWING:

1. AMERON INTERNATIONAL, CENTRECON SERIES EMBEDDED OCTAGONAL, 23 FEET IN HEIGHT, CATALOG NUMBER MEO-7 (W/MO-AD-8FT, DAVIT ARM)
2. AMERON INTERNATIONAL, CENTRECON SERIES EMBEDDED OCTAGONAL, 28 FEET IN HEIGHT, CATALOG NUMBER MEO-8.5 (W/MO-AD-8FT, DAVIT ARM)
3. ANY POLES ALSO PERMITTED FOR STREETS AS PERMITTED BY THE VILLAGE ENGINEER.

LUMINAIRES AND LAMPS:

1. LUMINARIES AND LAMPS ARE TO BE MATCHED TO THE PROXIMAL EXISTING SYSTEM TO MATCH LEOTEK LIGHT-ON GROUP, ECOBRA-HEAD, EC1-6M-MV-NW-2-530-DB OR ANY LUMINAIRES PERMITTED FOR STREETS AS PERMITTED BY THE VILLAGE ENGINEER.

NORTH

SCALE: 1" = 40'

HIGHBURY CLUB

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DRAWN BY: A.Z.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 07/23/25

DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS
11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

GEOMETRICS PLAN

SHEET NUMBER 5 OF 18 SHEETS

JOB No. 24190

DETENTION DESIGN SUMMARY

Pond Outlet Elevation	673.00
Pond High Water Level	678.50
Pond Spillway Elevation	678.50
Pond Top of Berm Elevation	680.00
Required 100-Year Detention Storage	4.19 ac-ft
Provided Detention Storage (From 673.00 to 678.50)	2.67 ac-ft
Offsite Detention Credits	1.70 ac-ft

NOTE:

POSITIVE DRAINAGE TO THE BASIN IS ACHIEVED VIA 100YR STORM SEWER DESIGN.

NORTH

SCALE: 1" = 40'

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
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DESIGNED BY: D.S.H.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS
11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

GRADING PLAN

SHEET NUMBER 6 OF 18 SHEETS

JOB No. 24190

LEGEND

D.S. = DROP SIDING

LEGEND

T/CR = TOP OF CURB RAMP
E/P = EDGE OF PAVEMENT

EXISTING SIDEWALK (TYPICAL)
MATCH EXISTING SIDEWALK (MAX. 2% CROSS SLOPE)
PROPOSED SIDEWALK (TYPICAL)
CURB RAMP WITH DETECTABLE WARNINGS (TYPICAL)
R1-1 STOP SIGN
18'-24" STOP BAR
PROPOSED CROSSWALK
11'-24" STOP BAR
CURB RAMP WITH DETECTABLE WARNINGS (TYPICAL)
PROPOSED SIDEWALK (TYPICAL)
MATCH EXISTING SIDEWALK (MAX. 2% CROSS SLOPE)
EXISTING SIDEWALK (TYPICAL)
R1-1 STOP SIGN
11'-24" STOP BAR

WEILAND ROAD
SHEFFIELD DRIVE
RAYMOND ROAD

NORTH
SCALE: 1" = 10'

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

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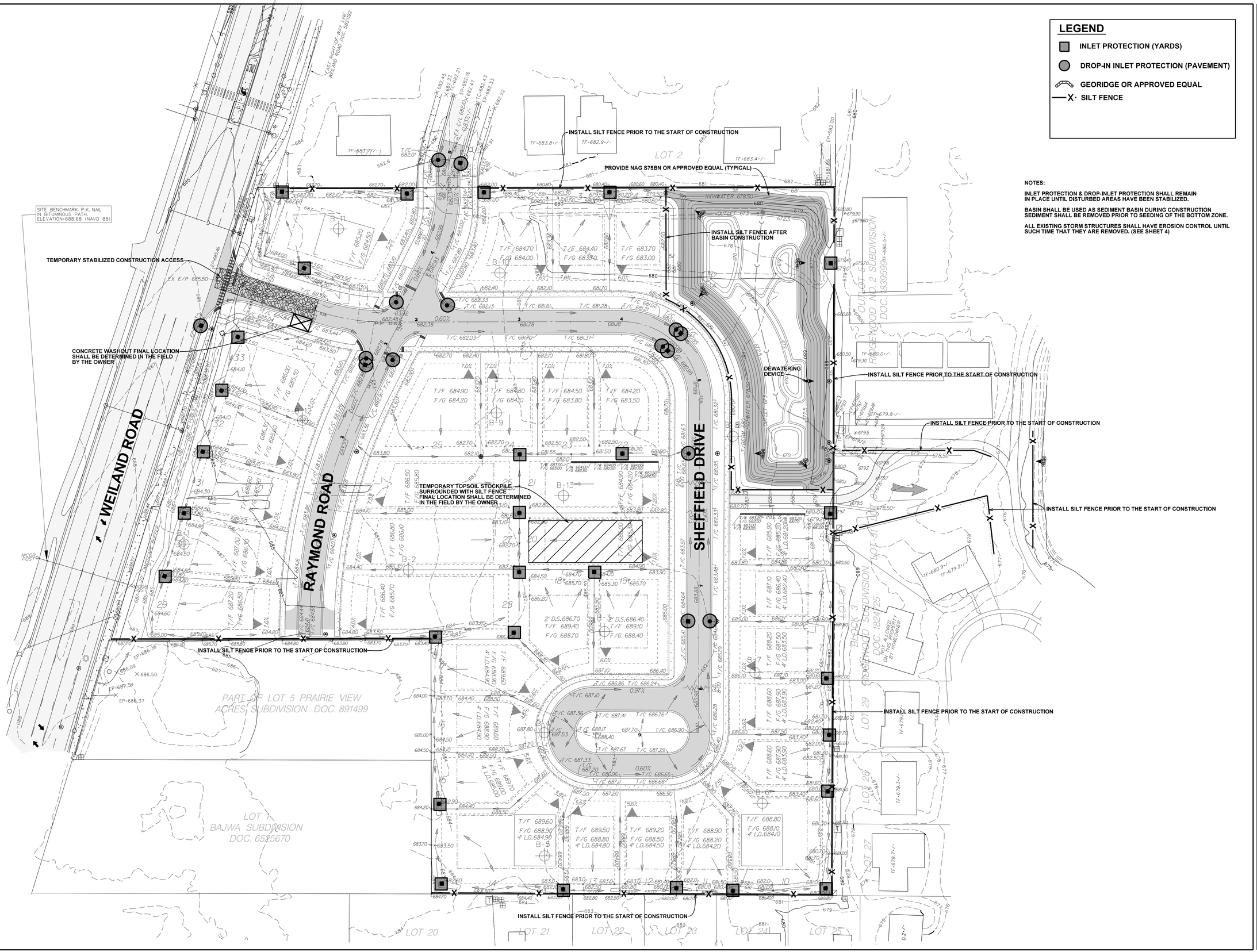
REVISIONS

ADA GRADING PLAN

SHEET NUMBER 7 OF 18 SHEETS
JOB No. 24190



HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

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DATE	BY	DESCRIPTION
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EROSION CONTROL PLAN

SHEET NUMBER
8
OF 18 SHEETS

JOB No. 24190

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.

F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.

H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.

J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.

K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.

M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.

N. ALL TEMPORARY SEDIMENT CONTRO, MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

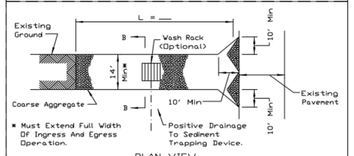
O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

TYPICAL CONSTRUCTION SEQUENCING

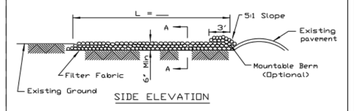
1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
   A. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
   B. SILT / CONSTRUCTION FENCE INSTALLATION
   C. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
   D. STABILIZED CONSTRUCTION ENTRANCE
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)
3. CONSTRUCT WATER QUALITY / RVR / SEDIMENT COLLECTION BASIN
4. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE
5. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE)
6. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET & OUTLET PROTECTION
7. PERMANENTLY STABILIZE UPPER ZONES OF THE WATER QUALITY / RVR BASIN WITH SEED AND EROSION CONTROL BLANKET PER LANDSCAPE PLANS
   LOWER ZONE TO REMAIN OVER-EXCAVATED FOR SEDIMENT COLLECTION UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
8. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
9. INSTALL ROADWAYS
10. PERMANENTLY STABILIZE ALL OUTLOT AREAS
11. INSTALL STRUCTURES AND GRADE INDIVIDUAL LOTS
12. PERMANENTLY STABILIZE LOTS
13. COMPLETE FINAL GRADING AND SEEEDING/PLANTING OF WATER QUALITY / RVR BASIN.
14. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION

* SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND AFTER EVERY ONE-HALF INCH (1/2") OR GREATER RAINFALL EVENT

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

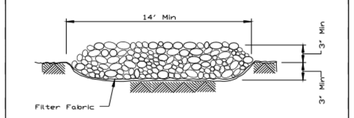


SIDE ELEVATION

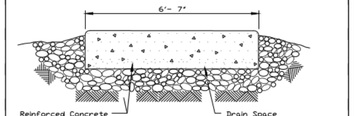
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclained concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE			STANDARD SWG. NO.
Project		NRCS Natural Resources Conservation Service	IL-630
Designed ____ Date ____			SHEET 1 OF 2
Checked ____ Date ____			DATE 8-18-94
Approved ____ Date ____			

STABILIZED CONSTRUCTION ENTRANCE PLAN



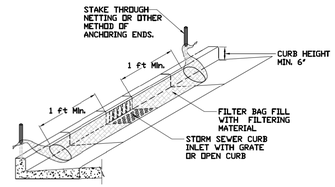
SECTION A-A



SECTION B-B

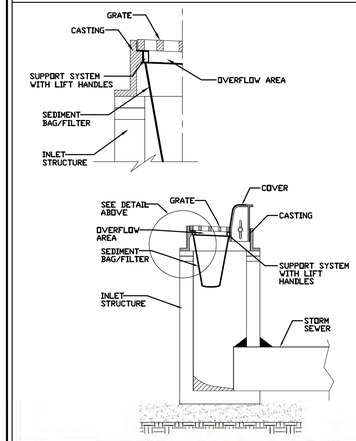
REFERENCE			STANDARD SWG. NO.
Project		NRCS Natural Resources Conservation Service	IL-630
Designed ____ Date ____			SHEET 2 OF 2
Checked ____ Date ____			DATE 8-18-94
Approved ____ Date ____			

INLET PROTECTION - PAVED AREAS
CURB PROTECTION



REFERENCE			STANDARD SWG. NO.
Project			IUM-561C
Designed ____ Date ____			SHEET 1 OF 1
Checked ____ Date ____			DATE 02-11-11
Approved ____ Date ____			

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



REFERENCE			STANDARD SWG. NO.
Project			IUM-561D
Designed ____ Date ____			SHEET 1 OF 1
Checked ____ Date ____			DATE 02-11-11
Approved ____ Date ____			

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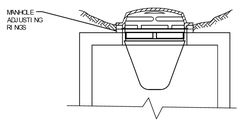
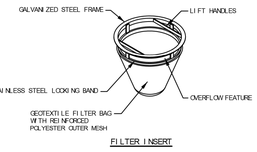


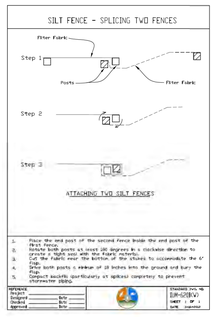
SECTION THROUGH MANHOLE



FILTER INSERT

TEMPORARY SILTATION BASKET INSTALLATION BETWEEN INLET FRAME AND GRADE

SILT FENCE - SPLICING TWO FENCES

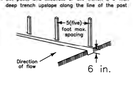


ATTACHING TWO SILT FENCES

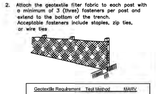
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill significantly at optimal compactory to prevent stormwater piping.

REFERENCE			STANDARD SWG. NO.
Project			IL-630-(SILT)
Designed ____ Date ____			SHEET 1 OF 1
Checked ____ Date ____			DATE 8-18-94
Approved ____ Date ____			

1. Set posts and excavate or silt-trench a 6-inch deep trench upslope along the line of the post.



2. Attach the geotextile filter fabric to each post with a minimum of 3 (three) fasteners per post and extend to the bottom of the trench. Acceptable fasteners include staples, zip ties, or wire ties

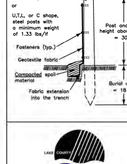


3. Backfill and compact the excavated spoil materials

NOTE: SILT FENCE SPACING AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH AASHTO M288

Geotextile Requirement	Test Method	MARV
Grab strength - Machine direction - X-machine direction	ASTM D 4632	550 N 450 N
Permeability	ASTM D 4491	0.05 cm/s
Apparent opening size*	ASTM D 4751	0.60 mm
Ultraviolet stability (retained strength)	ASTM D 4355	70% after 500 hours

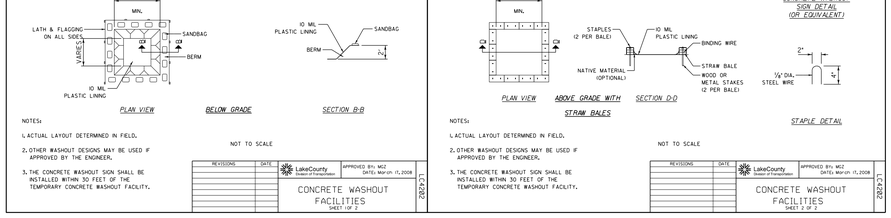
Note: Value for apparent opening size represents maximum average roll value.

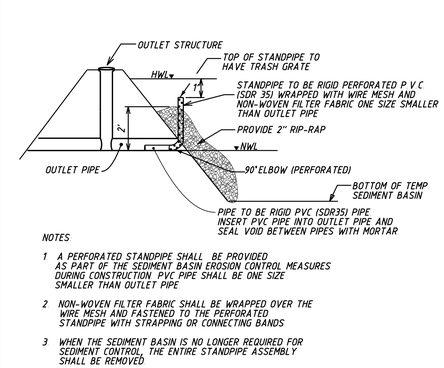


SILT FENCE DETAIL

DATE: 4/27/06 BY: KAW
REVISED: BY:

STORMWATER MANAGEMENT COMMISSION

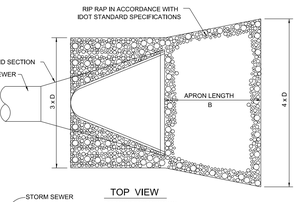




NOTES

1. A PERFORATED STANDPIPE SHALL BE PROVIDED AS PART OF THE SEDIMENT BASIN EROSION CONTROL MEASURES DURING CONSTRUCTION. PVC PIPE SHALL BE ONE SIZE SMALLER THAN OUTLET PIPE
2. NON-WOVEN FILTER FABRIC SHALL BE WRAPPED OVER THE WIRE MESH AND FASTENED TO THE PERFORATED STANDPIPE WITH STRAPPING OR CONNECTING BANDS
3. WHEN THE SEDIMENT BASIN IS NO LONGER REQUIRED FOR SEDIMENT CONTROL, THE ENTIRE STANDPIPE ASSEMBLY SHALL BE REMOVED

DEWATERING DEVICE



NOTE: D = PIPE I.D.

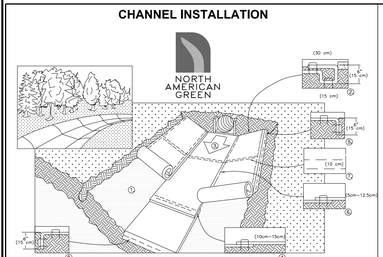
CLASS	* MIN. THICKNESS
A3	8"
A4	10"
A5	22"
A6	26"
A7	32"

PIPE DIAMETER (IN.)	STONE RIP-RAP							BEDDING	
	QUALITY DESIGNATION	GRADATION (RR) NUMBER	MINIMUM THICKNESS (IN.)	MINIMUM APRON LENGTH (FT.) B	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	GRADATION (RR) NUMBER	MINIMUM THICKNESS (IN.) C
12	C	3	12"	4'	1-50	10	4.5	NOT	REQ'D.
15	C	3	14"	5'	1-50	10	4.5	NOT	REQ'D.
18	C	4	16"	6'	1-50	40	7	1	6"
24	B	4	20"	8'	1-150	40	7	1	6"
27 / 30	B	4	22"	10'	1-150	40	7	1	6"
36	B	5	24"	12'	3-400	90	10	1	8"
42 / 48	B	6	28"	16'	6-600	170	12	2	10"
60	B	6	36"	20'	6-600	170	12	2	10"
72	B	6	44"	24'	6-600	170	12	2	10"

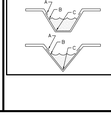
NOTE:
1. FOR PIPE 72" AND LARGER A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
2. GRADATION REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS.

STONE RIP RAP DETAIL

CHANNEL INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 3"-5" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED. WHEN INSTALLING BLANKETS IN A DITCH, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED TO PLACE STAPLES WITHIN 2" (5cm) OF ALL CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 8" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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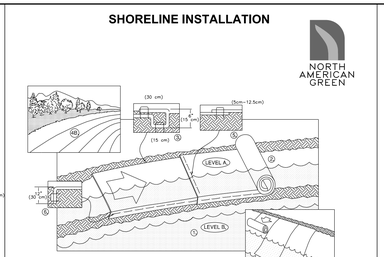
SHORELINE INSTALLATION



1. FOR EASIER INSTALLATION, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION.
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SHORELINE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF ALL HORIZONTAL AND VERTICAL BLANKET SEAMS MUST BE STAPLED WITH APPROXIMATELY 3"-5" (5cm-12.5cm) OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. SECURE ALL OVERLAPS WITH STAPLES SPACED 12" (30cm) APART.

NOTE:
* SEAM OVERLAP SHOULD BE SHINGLED ACCORDING TO PREDOMINANT EROSIVE ACTION.

6. THE EDGE OF THE BLANKET AT OR BELOW NORMAL WATER LEVEL MUST BE ANCHORED BY PLACING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE ANCHOR TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART IN THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING (STONE OR SOIL MIX BE USED AS BACKFILL.)

NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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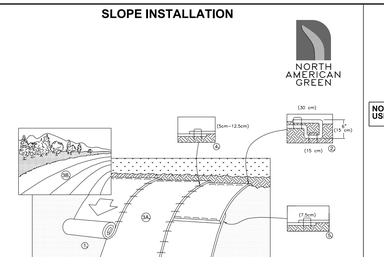
SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 3"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

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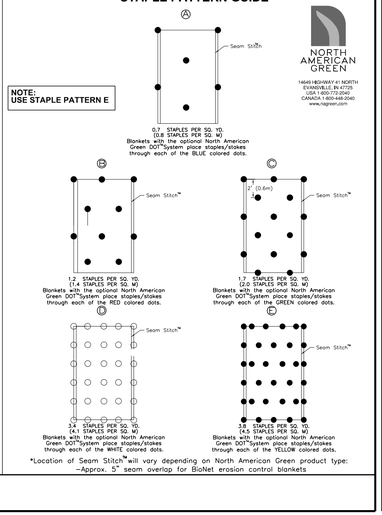
STAPLE PATTERN GUIDE



*Location of Seam Stitch will vary depending on North American Green product type: -Approx. 5" seam overlap for BioNet erosion control blankets

CONCRETE WASHOUT FACILITIES

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS
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DESIGNED BY: D.S.H.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

DESCRIPTION
DATE BY
REVISIONS

EROSION CONTROL NOTES AND DETAILS

SHEET NUMBER 9 OF 18 SHEETS
JOB No. 24190

NOTES:
ALL STORM SEWER IS DESIGNED TO CONVEY THE 100 YR STORM EVENT.

— = PRIVATE STORM SEWER

— = PUBLIC STORM SEWER

NORTH

SCALE: 1" = 40'

CONSTRUCT C.B. OVER EXISTING 12" STORM SEWER

IF NECESSARY REMOVE & REPLACE EXISTING STREET LIGHT FOR SANITARY SEWER CONSTRUCTION

MACHINE CORE EXISTING MANHOLE & INSTALL BOOT

EXISTING 8" WATER MAIN PER VILLAGE ATLAS. LOCATION TO BE DETERMINED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

EXISTING VALVE VAULT PER VILLAGE ATLAS. LOCATION TO BE DETERMINED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

CONNECT PROPOSED WATER MAIN TO THE EXISTING VALVE VAULT. IF NO VALVE VAULT PROVIDE AN 8"x8" PRESSURE CONNECTION W/ 5' VAULT

10'- 4" CURB UNDER DRAIN (TYPICAL)

CONSTRUCT ST.MH. OVER EXISTING 12" STORM SEWER

1 1/2" TYPE "K" COPPER WATER SERVICE WITH B-BOX (TYPICAL)

4" PVC STORM SERVICE (TYPICAL)

6" PVC SANITARY SERVICE (TYPICAL)

8" WATER MAIN STUB WITH WATER TIGHT PLUG

PROVIDE A WATER TIGHT PLUG

POND UNDERDRAIN 253'-4" PVC DRAINTILE (SEE DETAIL)

OPEN CUT EXISTING PATH FOR STORM SEWER & WATER MAIN CONSTRUCTION AND REPLACE IN KIND

POND NORMAL WATER 669.60 (PER VILLAGE)

APPROXIMATE LOCATION OF WATER MAIN LINE STOP TO LOWER WATER MAIN

EXISTING 8" DIP WATER MAIN PER VILLAGE/LAKE COUNTY ATLAS

SITE BENCHMARK: P.K. NAIL IN BITUMINOUS PATH. ELEVATION=688.68 (NAVD 88)

WEILAND ROAD

RAYMOND ROAD

SHEFFIELD DRIVE

PART OF LOT 5 PRAIRIE VIEW ACRES SUBDIVISION DOC. 891499

LOT 1 BAJWA SUBDIVISION DOC. 6525670

RIDGEWOOD NO. 2 SUBDIVISION DOC. 1839599

BLOCK 3 RIDGEWOOD SUBDIVISION DOC. 1824725

LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31

STORM STRUCTURES:

CLOSED LID	TYPE I NEENAH R-1772
OPEN LID	TYPE I NEENAH R-1772
CURB	TYPE II NEENAH R-3170
YARD INLET	NEENAH R-2579

#2 CLOSED	TYPE I NEENAH R-1772
#3 INLET	NEENAH R-2579
#4 INLET	NEENAH R-2579
#5 INLET	NEENAH R-2579
#6 INLET	NEENAH R-2579
#7 CURB	TYPE II NEENAH R-3170
#8 CURB	TYPE II NEENAH R-3170
#10 INLET	NEENAH R-2579
#12 CLOSED	TYPE I NEENAH R-1772
#13 CURB	TYPE II NEENAH R-3170
#13A CURB	TYPE II NEENAH R-3170
#14 CURB	TYPE II NEENAH R-3170
#15 CURB	TYPE II NEENAH R-3170
#16 CURB	TYPE II NEENAH R-3170
#17 CURB	TYPE II NEENAH R-3170
#18 CURB	TYPE II NEENAH R-3170
#18A CLOSED	TYPE I NEENAH R-1772
#18B CLOSED	TYPE I NEENAH R-1772
#18C CLOSED	TYPE I NEENAH R-1772
#19 CURB	TYPE II NEENAH R-3170
#19A CURB	TYPE II NEENAH R-3170
#20 INLET	NEENAH R-2579
#21 INLET	NEENAH R-2579
#22 INLET	NEENAH R-2579
#23 INLET	NEENAH R-2579
#24 INLET	NEENAH R-2579
#25 INLET	NEENAH R-2579
#26 CURB	TYPE II NEENAH R-3170
#27 CLOSED	TYPE I NEENAH R-1772
#29 CLOSED	TYPE I NEENAH R-1772
#29A CURB	TYPE II NEENAH R-3170
#31 INLET	NEENAH R-2579
#32 INLET	NEENAH R-2579
#33 INLET	NEENAH R-2579
#33A INLET	NEENAH R-2579
#34 INLET	NEENAH R-2579
#35 INLET	NEENAH R-2579
#36 INLET	NEENAH R-2579
#37 INLET	NEENAH R-2579
#37A INLET	NEENAH R-2579
#38 CLOSED	TYPE I NEENAH R-1772
#39 CURB	TYPE II NEENAH R-3170
#40 CURB	TYPE II NEENAH R-3170
#41 INLET	NEENAH R-2579
#41A CLOSED	TYPE I NEENAH R-1772
#41B INLET	NEENAH R-2579
#41C INLET	NEENAH R-2579
#42 INLET	NEENAH R-2579
#43 INLET	NEENAH R-2579
#44 INLET	NEENAH R-2579
#45 INLET	NEENAH R-2579
#46 INLET	NEENAH R-2579
#48 CLOSED	TYPE I NEENAH R-1772
#49 OCS	

BUFFALO GROVE, ILLINOIS
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HIGHBURY CLUB

DESIGNED BY: D.S.H.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

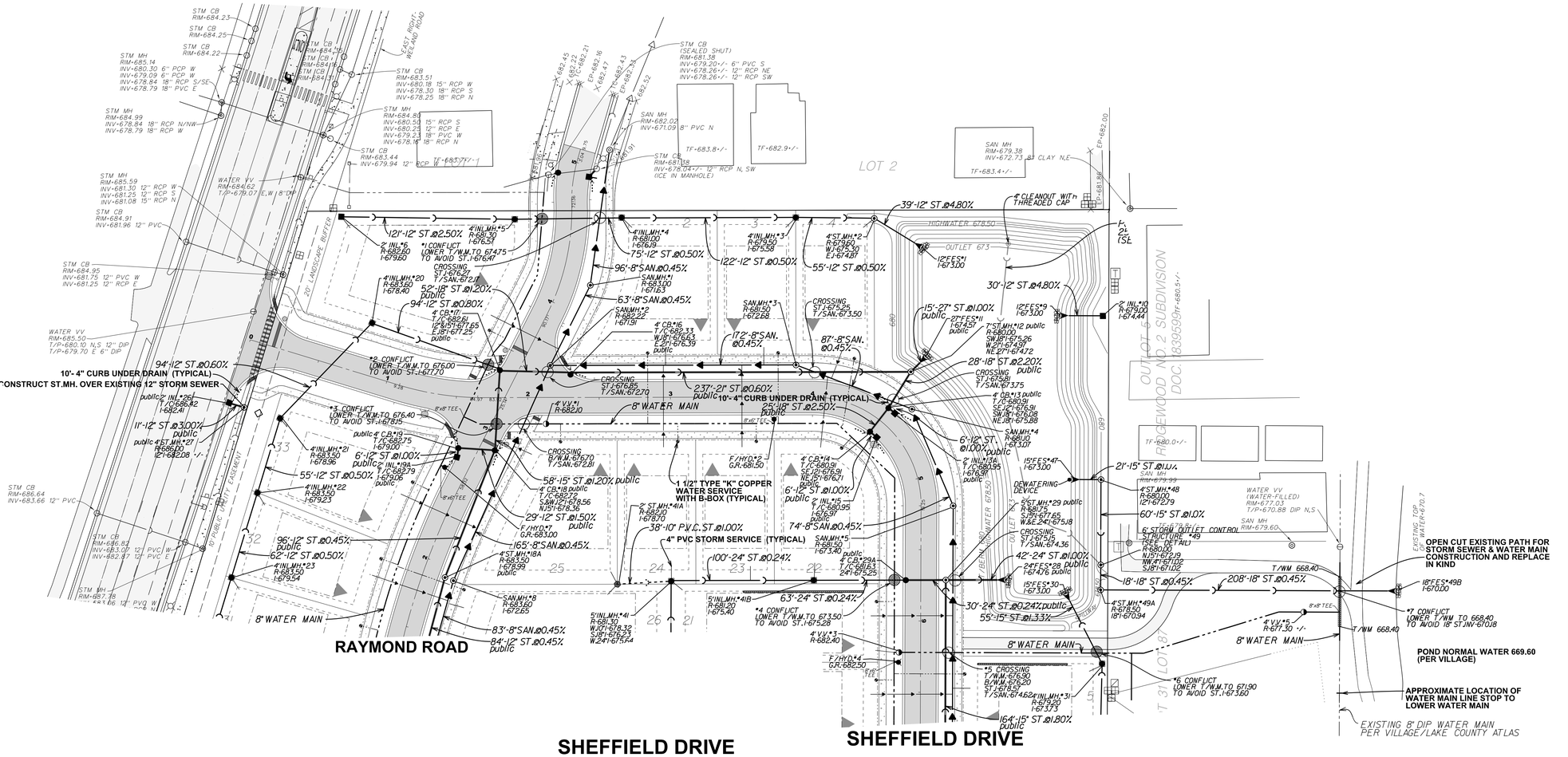
DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS
11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

UTILITY PLAN

SHEET NUMBER 10 OF 18 SHEETS

JOB No. 24190



NORTH

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

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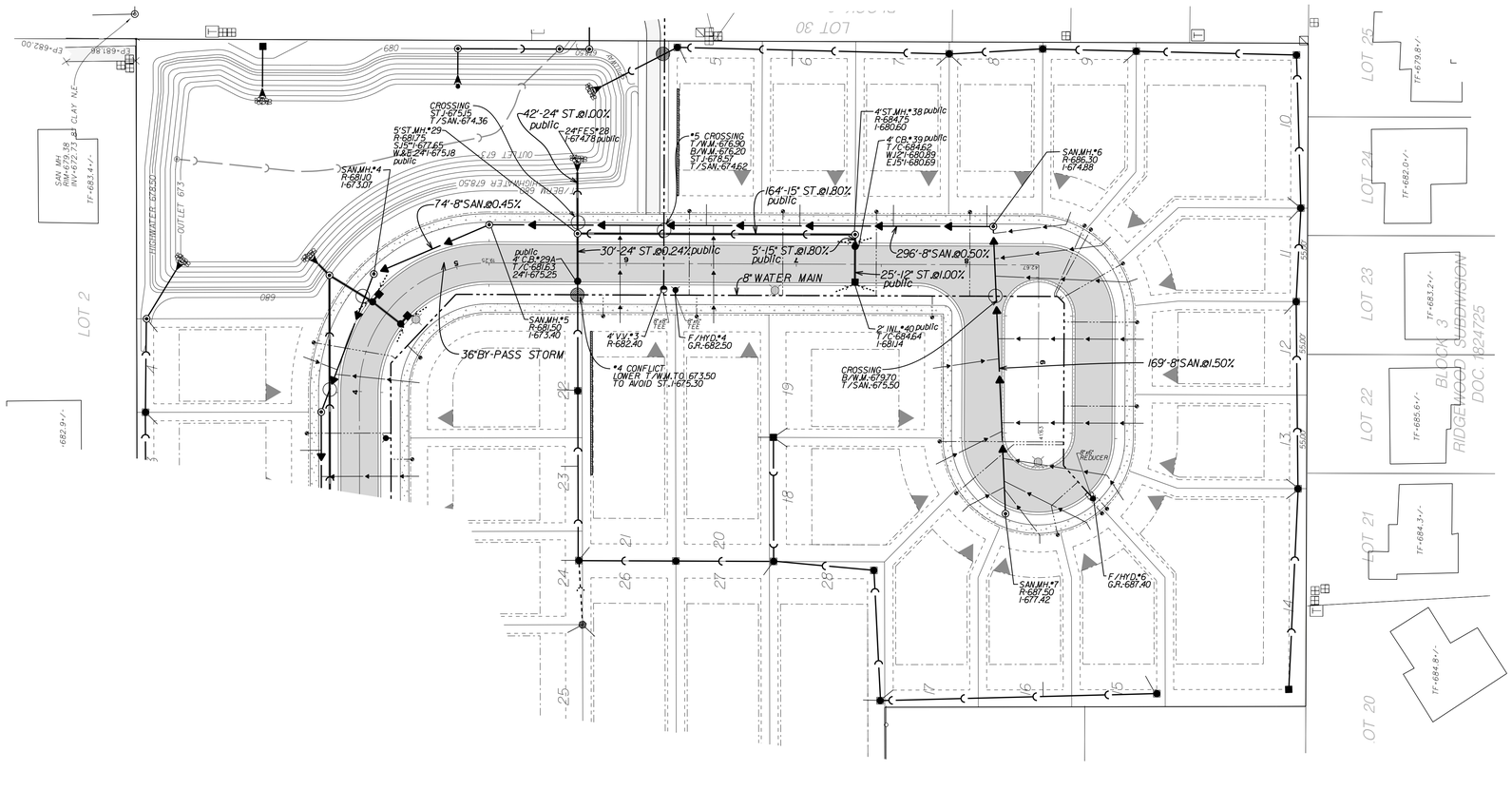
REVISED PER VILLAGE REVIEW COMMENTS	11/20/25	AZ

REVISIONS

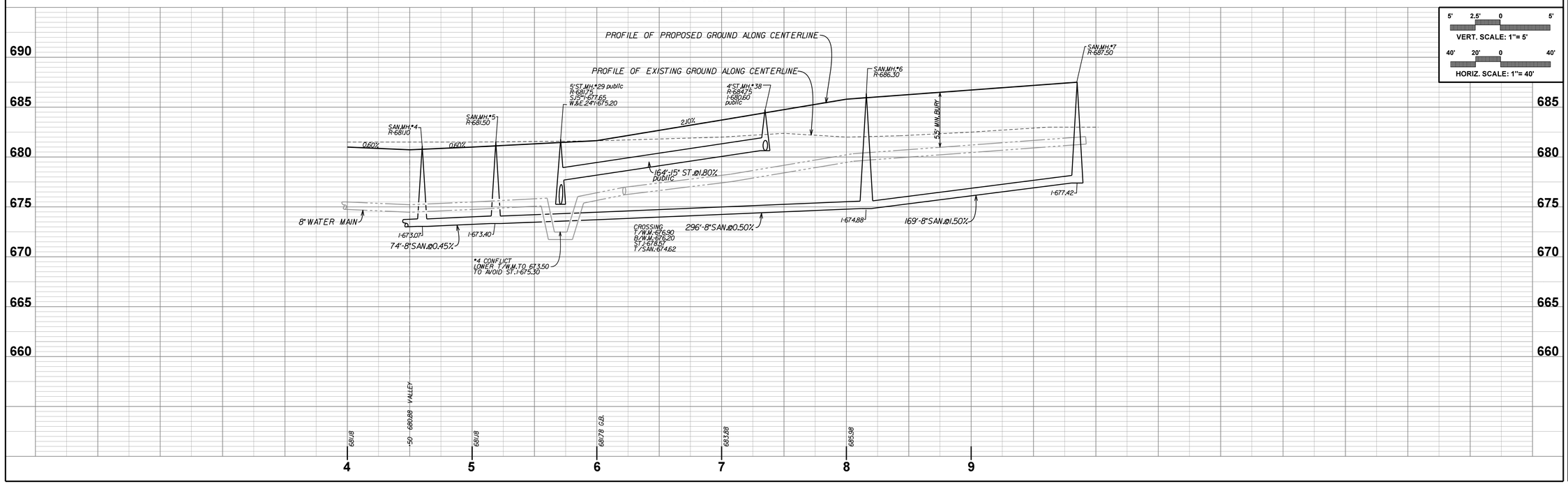
PLAN & PROFILE

SHEET NUMBER 11 OF 18 SHEETS

JOB No. 24190



SHEFFIELD DRIVE



HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

NORTH

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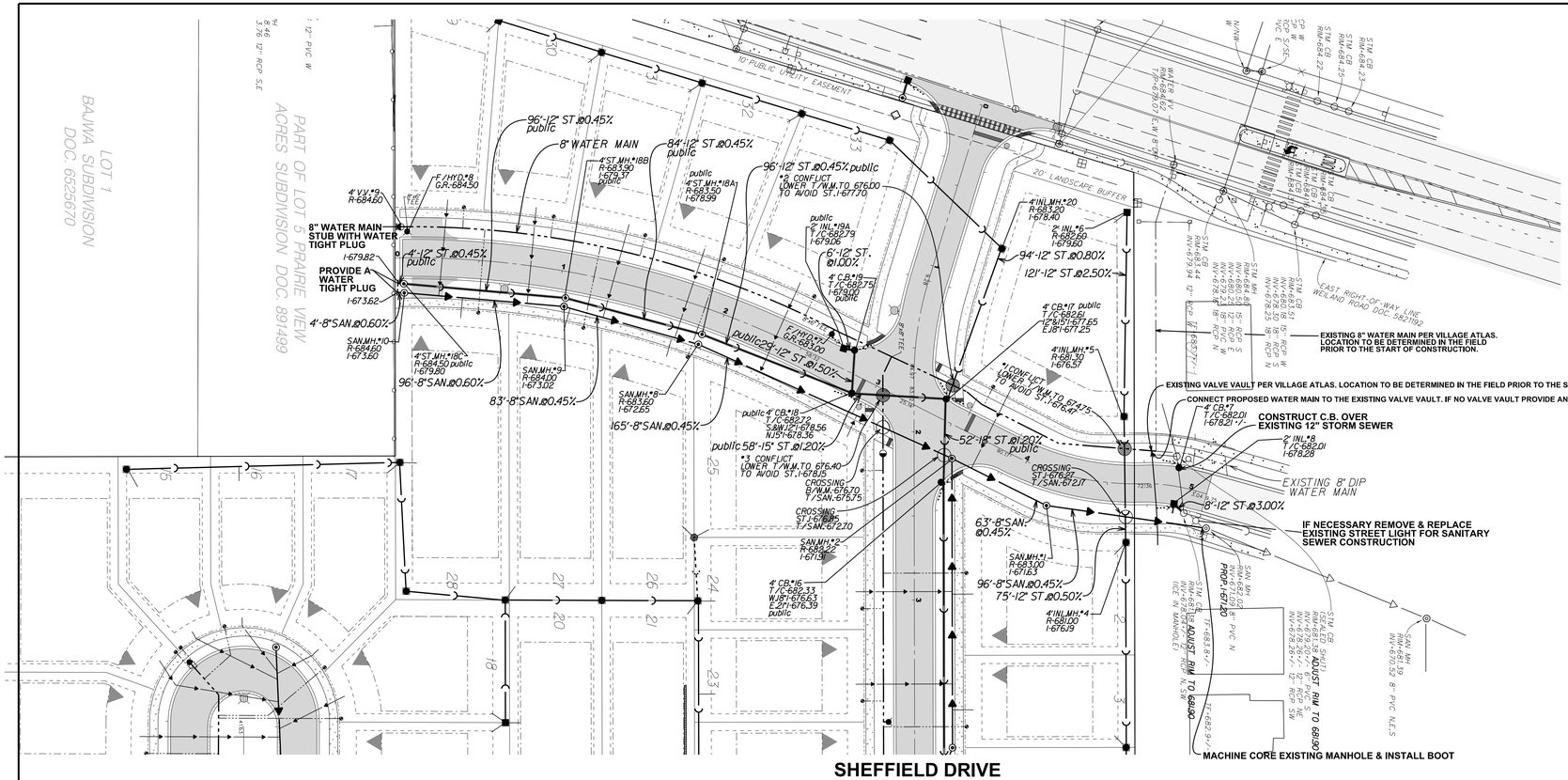
REVISIONS

DESCRIPTION	DATE	BY
REVISED PER VILLAGE REVIEW COMMENTS	11/20/25	AZ

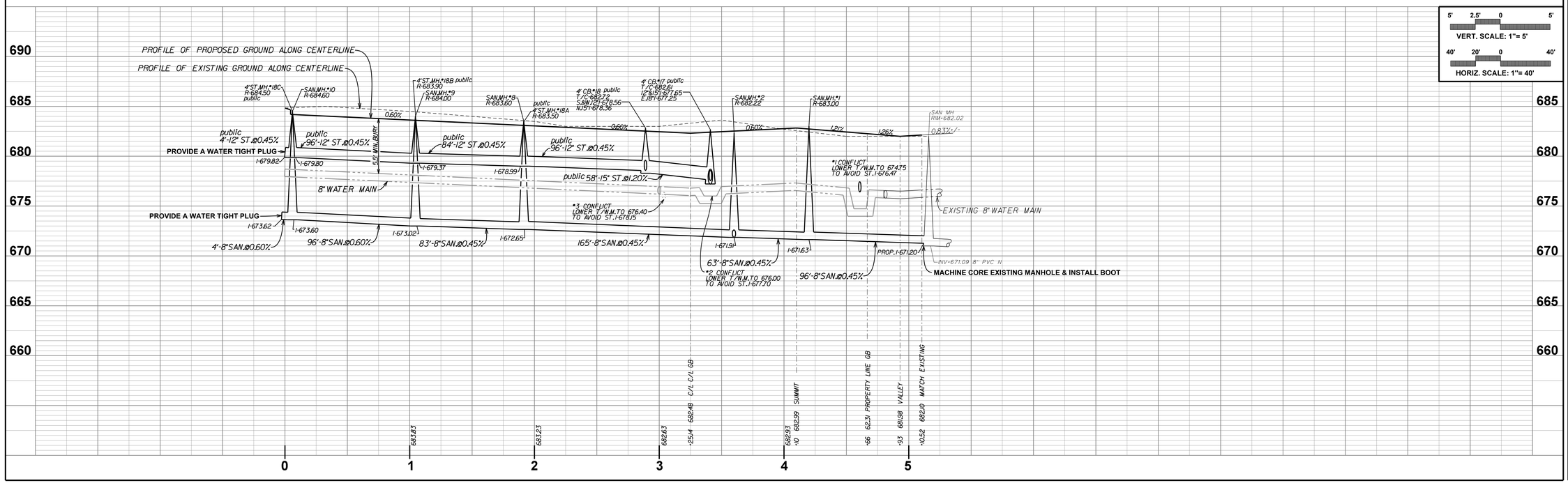
PLAN & PROFILE

SHEET NUMBER 12 OF 18 SHEETS

JOB No. 24190



RAYMOND ROAD



NORTH

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

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ORIGINAL ISSUE: 07/23/25.

DESCRIPTION	DATE	BY
REVISED PER VILLAGE REVIEW COMMENTS	10/10/25	AZ

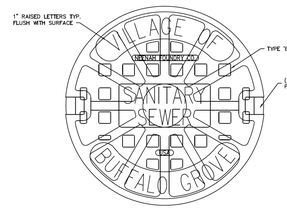
REVISIONS

PLAN & PROFILE

SHEET NUMBER 13 OF 18 SHEETS

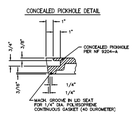
JOB No. 24190

~~EXHIBIT NO. 301~~



NEENAH FOUNDRY
R–1772 SOLID LID TYPE "B"

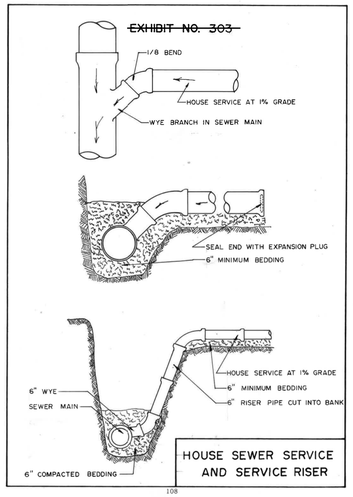
CONCEALED PICKHOLE DETAIL



SANITARY SEWER MANHOLE LID DETAIL

Prepared by the Village Engineering Division

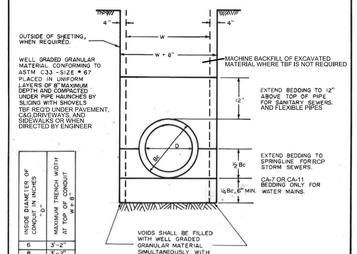
~~EXHIBIT NO. 303~~



HOUSE SEWER SERVICE AND SERVICE RISER

108

~~EXHIBIT NO. 202~~



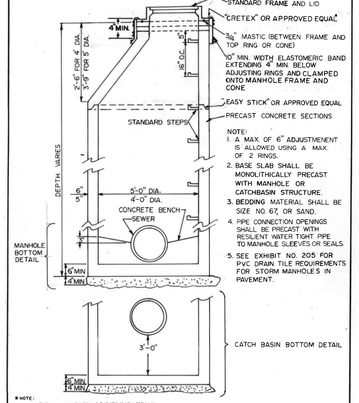
INSIDE DIAMETER OF CONDUIT IN INCHES "D"	MINIMUM TRENCH WIDTH AT TOP OF CONDUIT W = D+8"
6	3'-2"
8	3'-2"
10	3'-2"
12	3'-4"
15	3'-6"
18	3'-10"
21	4'-4"
24	4'-8"
27	4'-11"
30	5'-3"
33	5'-7"
36	6'-4"
42	6'-11"
48	7'-6"
54	8'-7"
60	9'-2"
66	9'-9"
72	10'-4"
78	10'-11"
84	11'-6"
90	12'-1"
96	12'-8"
102	13'-3"
108	13'-10"

Bc = OUTER DIAMETER OF PIPE
D = NOMINAL DIAMETER OF PIPE
W = MAXIMUM ALLOWABLE TRENCH WIDTH AT TOP OF PIPE WHEN NO SHEETING IS USED

TYPICAL TRENCH AND BEDDING DETAIL

88

~~EXHIBIT NO. 203~~

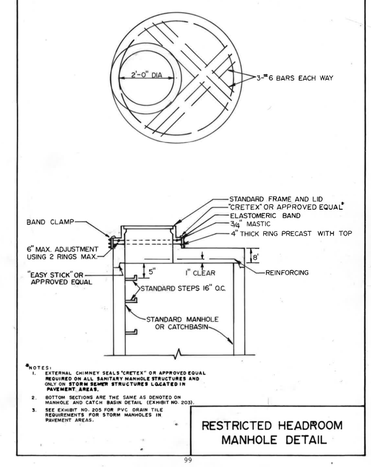


* NOTE:
EXTERNAL CHIMNEY SEALS "CRETEX" OR APPROVED EQUAL REQUIRED ON ALL SANITARY MANHOLE STRUCTURES AND ONLY ON STORM SEWER STRUCTURES LOCATED IN PAVEMENT AREAS.

MANHOLE AND CATCHBASIN DETAIL

98

~~EXHIBIT NO. 204~~



*NOTES:
1. EXTERNAL CHIMNEY SEALS "CRETEX" OR APPROVED EQUAL REQUIRED ON ALL SANITARY MANHOLE STRUCTURES AND ONLY ON STORM SEWER STRUCTURES LOCATED IN PAVEMENT AREAS.
2. BOTTOM SECTIONS ARE THE SAME AS DENOTED ON STANDARD MANHOLE AND CATCH BASIN DETAIL (EXHIBIT NO 203).
3. SEE EXHIBIT NO. 205 FOR PVC DRAIN TILE REQUIREMENTS FOR STORM MANHOLES IN PAVEMENT AREAS.

RESTRICTED HEADROOM MANHOLE DETAIL

99

EXHIBIT NO. 401

NEENAH FOUNDRY
R–1772 SOLID LID TYPE "B"

CONCEALED PICKHOLE DETAIL

VALVE VAULT LID DETAIL

Prepared by the Village Engineering Division

~~EXHIBIT NO. 404~~

* NOTE:
EXTERNAL CHIMNEY SEALS "CRETEX" OR APPROVED EQUAL REQUIRED ONLY ON VALVE VAULTS IN PAVEMENT AREAS.

VALVE VAULT

112

~~EXHIBIT NO. 401~~

NOTE: HYDRANT DRAIN HOLE SHALL BE FREE OF CONCRETE.

Waterous Pacer Model WB67-250

FIRE HYDRANT

109

~~EXHIBIT NO. 402~~

TYPICAL SERVICE TAP AND CONNECTION

110

~~EXHIBIT NO. 403~~

1 ALL BLOCKING SHALL BE CONSTRUCTED WITH POURED CL. X CONCRETE AGAINST UNDISTURBED VERTICAL EARTH FACE WITH A MINIMUM WIDTH OF 12 INCHES
2 THRUST BLOCKS TO BE USED AT ALL BENDS 11 1/4 OR GREATER
3 MECHANICAL JOINT RETAINER GLANDS MAY BE USED AS AN ALTERNATIVE TO CONCRETE THRUST BLOCK INSTALLATION WHEN APPROVED BY THE VILLAGE ENGINEER

THRUST BLOCK DETAILS

111

EXHIBIT NO. 405

PRECAST CONCRETE SECTION SHALL CONFORM TO ASTM C478 WITH RUBBER RING JOINTS CONFORMING TO C443

* NOTE:
EXTERNAL CHIMNEY SEALS "CRETEX" OR APPROVED EQUAL REQUIRED ONLY FOR VALVE VAULTS IN PAVEMENT AREAS.

VALVE AND VALVE VAULT DETAIL FOR PRESSURE CONNECTIONS

113

~~EXHIBIT NO. 201~~

NEENAH FOUNDRY
R–1772 SOLID LID TYPE "B"

CONCEALED PICKHOLE DETAIL

STORM SEWER MANHOLE LID DETAIL

Prepared by the Village Engineering Division

EXHIBIT NO. 205

NOTES:
1 A MAX. OF 6" ADJUSTMENT IS ALLOWED USING A MAX. OF 2 PRECAST RINGS.
2 INLET WILL BE BUILT WITH PRECAST CONCRETE RISER SECTIONS
3 BASE SLAB SHALL BE MONOLITHICALLY PRECAST WITH INLET STRUCTURE.
4 EXTERNAL CHIMNEY SEALS "CRETEX" OR APPROVED EQUAL REQUIRED ONLY ON STORM INLETS IN PAVEMENT AREAS.
5 EXTEND TWO (2) - 6" PVC DRAIN TILES FROM ALL INLETS IN PAVEMENT AREAS. DRAIN TILES SHALL BE INSTALLED AT A MINIMUM ELEVATION OF ONE FOOT BELOW THE PAVEMENT BASE COURSE. CONNECTION TO INLET TO BE MADE WITH RUBBER SLEEVE.

INLET DETAIL

100

EXHIBIT NO. 202

SUMP PUMP CONNECTION DETAIL

Prepared by the Village Engineering Division

1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH IEPA REQUIREMENTS.
2. CONTRACTOR MAY BEND WATERMAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPES UNDER 14" IN DIAMETER.

WATER MAIN LOWERING DETAIL

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
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DESIGNED BY: D.S.H.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25.

DESCRIPTION	DATE BY
REVISED PER VILLAGE REVIEW COMMENTS	10/10/25 AZ
REVISED PER VILLAGE REVIEW COMMENTS	11/20/25 AZ

REVISIONS

DETAILS

SHEET NUMBER 14 OF 18 SHEETS

JOB No. 24190

EXHIBIT NO.109
MATERIALS LIST

Date of revision: 9/23/19

Water Distribution Material Specifications:

Water main pipe	Ductile Iron Pipe. Pipe class thickness—AWWA C150, minimum thickness, Class 52. Pipe—AWWA C151. Pipe lining—AWWA C104. Fittings—AWWA C153. Joints—mechanical and push-on, AWWA C111. Wrap—4 mil. X-Lam conforming to AWWA C105,A21.5 and AWWA C600. No 90 degree bends allowed. All stainless steel trim.
Valves	American Flow Control, Series 2500 resilient wedge gate valve. All sizes two inch to fourteen inch, counter clockwise to open, AWWA C500., AWWA C504. Clow AWWA C-504 Butterfly Valve for sixteen inch and above. Joint end—mechanical, AWWA C111. All stainless steel trim.
Valve Vault	All structures shall be monolithically precast with designed openings or mechanically cored in the field and shall have rubber boots conforming to ASTM C-923. Dog house vaults are excluded from these requirements when permitted by Village Engineer. Size: For six and eight inch diameter valves, valve vaults shall have a forty-eight inch inside diameter; for pressure connections and valves ten inches and larger in diameter, valve vaults shall have a sixty inch inside diameter. All valve vault cones must be eccentric centers with valve properly aligned.
Castings	Neenah No. R-1772, embossed per Exhibit No. 401.
Fire Hydrant	Waterous Pacer Model WB67-250, AWWA C502, painted fire engine red above ground, with resilient wedge auxiliary gate valve. Nozzles, two at two and one half inch, one at four and one half inch, with threads conforming to National Standard Specifications. Frangible section (breakaway type) with the break line flange located one inch above finished grade. Joint end, six inch, mechanical or push-on. Stainless steel trim below ground. Auxiliary boxes and hydrants shall be a direct flange-to-flange connection.
Fire hydrant extension	Fire hydrant extensions and parts to be manufactured by Waterous only. All stainless steel trim.
Hydrant Valve Box \ Valve boxes	Hydrant Valve Box Tyler 664-S. Lid embossed "WATER." Rubber valve box stabilizer required.
Service Pipe	Copper tube, two inches and smaller, ASTM B88, Type K (1" minimum). Ductile iron, larger than two inches. Conform to Water main section above. Service upgrade for existing water main requires a stainless steel tap repair clamp. Ford model FSI-CC, minimum length 15" long.
Corporation Stop	Mueller H15000, 1" minimum, AWWA C800. 1" Direct tap or 1 1/4" and larger shall use Ford FC202 stainless steel band, epoxy coated saddle.
Curb Stop	Copper service, Mueller H-15154. Ductile iron service, Resilient wedge counter clockwise to open, AWWA C500. Joint end—mechanical, AWWA C111.
Curb box	Copper service, Mueller H-10302. Ductile iron service, conform to Hydrant Valve Box section above. Ductile iron service, 6" and larger, conform to Valve Vault section above.
Copper to Copper Fittings	Mueller Company Model #H-15400. An all flared coupling is required, no sweat joint or compression allowed.
Pressure Connections	Ford FTSS style tapping sleeve. American Flow Control Series 2500 tapping valve four inch minimum. All stainless steel trim.

Sanitary Sewer Material Specifications:

Sewer and Service Connection Pipe	Reinforced concrete pipe—circular reinforcement, minimum Class 3, ASTM C76, with epoxy lining. PVC solid wall (SDR-26)1 pipe—ASTM D-3034 for six to fifteen inches in diameter.
Sewer and Service Connection Pipe Joints	Reinforced concrete pipe—ASTM C443. PVC solid wall (SDR-26)1 pipe—ASTM D-3212 for six to eighteen inches in diameter.
Sewer and Service Connection Pipe Fittings	PVC solid wall (SDR-26)1 pipe—ASTM D3034 for six to fifteen inches in diameter.
Casing Pipes	Steel pipe—ASTM A120. three-eighths inch minimum thickness.
Manholes	Size: For sewer eighteen inch diameter or less, manhole shall have a forty-eight inch inside diameter. For sewer twenty-one inch to thirty-six inch diameter, manhole shall have a sixty inch inside diameter. For sewer greater than thirty-six inch diameter, manhole shall have an offset riser pipe of forty-eight inch inside diameter. All structures shall be monolithically precast including bases and invert flow lines.
Castings	Neenah No. R-1772, with self-sealing lid and recessed pick hole, embossed per Exhibit No. 301.

Storm Sewer System Material Specifications:

Structures	All structures shall be precast with designed openings or mechanically cored in the field.
Castings	Closed Lid, Type 1—Neenah No. R-1772, embossed per Exhibit No. 201., Open Lid, Type 1— Neenah No. R-1772, Standard B4.12 or any other barrier curb, Type 11— Neenah No. R-3170 (open curb box) Box height must be 6" minimum with 5' tapers to match curb height., Depressed barrier curb, Type 10—Neenah No. R-3205. Yard inlet - Neenah R-2579, convex grate.
Sewer Pipe Joints	Reinforced concrete pipe—ASTM C443 or C361. PVC solid wall (SDR-26)1 pipe—ASTM D-3212 for six to eighteen inches in diameter.
Sump pump service connection pipe/sub surface drain pipe	4" PVC solid wall sewer pipe SDR-35. Bland connections must be cored in storm sewer and pipe connection shall be made with a rubber boot and stainless steel band. Sump pump per Exhibit No. 202 and underdrain per Exhibit No. 203.

Material Specifications For AIl Utilities:

Bedding	CA-11, Class B or better. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Trench Backfill	CA-11, Class B or better. This item shall meet the requirements of Class B CA-11, per the IDOT Standard Specifications for Road and Bridge Construction. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Jetting of trenches is not permitted. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Adjustments	No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed, minimum one 2" ring installed on new structures. Only one HDPE ring with a max of 2" may be used within the precast tolerances. Only precast concrete or HDPE adjustment rings permitted. ½" x 3.5" mastic to be used between all frames, rings and structures. Mortar around rings, but none between.

Miscellaneous Material Specifications:

Detectable Warnings	Quick connect plates or bolted plates by Neenah Enterprises, Inc. Color shall be brick red.
Concrete	In accordance with IDOT Standard Specifications for Road and Bridge Construction
Asphalt	In accordance with IDOT Standard Specifications for Road and Bridge Construction and Chapter 16.50.070 of the Village of Buffalo Grove Municipal Code
Casing Pipes	Steel pipe—ASTM A120. three-eighths inch minimum thickness.
Manholes	Size: For sewer eighteen inch diameter or less, manhole shall have a forty-eight inch inside diameter. For sewer twenty-one inch to thirty-six inch diameter, manhole shall have a sixty inch inside diameter. For sewer greater than thirty-six inch diameter, manhole shall have an offset riser pipe of forty-eight inch inside diameter. All structures shall be monolithically precast including bases and invert flow lines.
Castings	Neenah No. R-1772, with self-sealing lid and recessed pick hole, embossed per Exhibit No. 301.

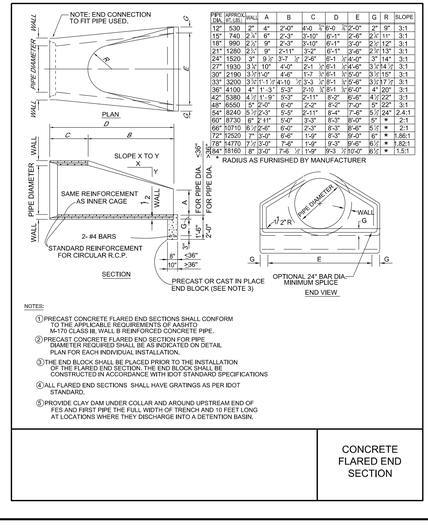
* The Village Engineer shall have the authority to approve the use of alternative materials than those specifically required by Exhibit 109 in the manner provided for in this Title. The Village Engineer may approve alternative materials that are not specifically required by this title when:

1. The materials or their components required by this title are no longer manufactured and available for purchase; and
2. The alternative materials are generally consistent with requirements of this title, including but not limited to those standards relating to production, composition, safety and aesthetics.

Testing Specifications:

(In addition to the requirements of IDOT's Standard Specifications for Road and Bridge Construction or the Standard Specifications for Water and Sewer Construction in Illinois)

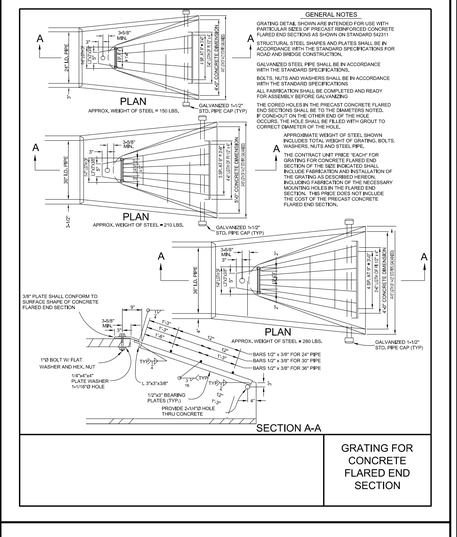
Storm Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer
Sanitary Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer



PIPE DIA.	WALL	A	B	C	D	E	G	R	SLOPE
12"	530	2"	4"	2'-0"	8"-0	5"-0"	2"	5"	3:1
15"	740	2 1/2"	6"	2'-3"	0"-10"	6"-1"	2'-6"	2'-1"	3:1
18"	990	2 1/2"	9"	2'-3"	0"-10"	6"-1"	3'-0"	2'-1"	3:1
21"	1280	2 1/2"	9"	2'-11"	0"-2"	6"-1"	3'-6"	2'-1"	3:1
24"	1520	3"	9 1/2"	3'-3"	1'-0"	6"-1"	4'-0"	3"	3:1
27"	1930	3 1/2"	10"	4'-0"	2'-1"	6"-1"	4'-6"	3"	3:1
30"	2190	3.5"	10"	4'-0"	1'-1"	6"-1"	5'-0"	3"	3:1
33"	3200	3.5"	11"	4'-10"	3'-3"	1'-0"	5'-6"	3"	3:1
36"	4100	4"	11"	5'-3"	2'-10"	1'-0"	6'-0"	4"	2:1
42"	5080	4"	11"	5'-3"	2'-11"	6"-2"	6'-6"	4"	2:1
48"	6550	5"	2'-0"	6'-0"	2'-2"	8"-2"	7'-6"	5"	2:1
54"	8240	5"	2'-0"	5'-5"	2'-11"	8"-4"	7'-6"	5"	2:1
60"	8730	6"	2'-11"	6'-0"	3'-3"	8"-3"	8'-0"	6"	* 2:1
66"	10710	6"	2'-6"	6'-0"	2'-3"	8"-3"	8'-0"	6"	* 2:1
72"	12920	7"	3'-0"	6'-6"	1'-9"	8"-3"	9'-0"	6"	* 1.86:1
78"	14770	7"	3'-0"	7'-6"	1'-9"	8"-3"	9'-6"	6"	* 1.82:1
84"	18160	8"	3'-0"	7'-6"	1'-9"	9"-3"	10'-0"	6"	* 1.5:1

NOTES:
1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS IIB, WALL B REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS
4. ALL FLARED END SECTIONS SHALL HAVE GRATINGS AS PER IDOT STANDARD.
5. PROVIDE CLAY DAM UNDER COLLAR AND AROUND UPSTREAM END OF FES AND FIRST PIPE THE FULL WIDTH OF TRENCH AND 10 FEET LONG AT LOCATIONS WHERE THEY DISCHARGE INTO A DETENTION BASIN.

CONCRETE FLARED END SECTION



GENERAL NOTES

GRATING DETAIL SHOWN ARE INTENDED FOR USE WITH PRECAST CONCRETE FLARED END SECTIONS AS SHOWN ON STANDARD 542311

STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS

ALL FABRICATION SHALL BE COMPLETED AND READY FOR ASSEMBLY BEFORE GALVANIZING.

THE CORNER HOLES IN THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONDUIT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.

APPROXIMATE WEIGHT OF STEEL SHOWN INCLUDES ONLY THE GRATING, ANGLES, BOLTS, WASHERS, NUTS AND STEEL PIPE.

THE CONTRACT UNIT PRICE 'EACH' FOR GRATING FOR CONCRETE FLARED END SECTION OF THE SIZE INDICATED SHALL INCLUDE FABRICATION AND INSTALLATION OF THE GRATING AS DESCRIBED HEREON, INCLUDING ANCHOR BOLTS AND ALL NECESSARY MOUNTING HOLES IN THE FLARED END SECTION. THIS PRICE DOES NOT INCLUDE THE COST OF THE PRECAST CONCRETE FLARED END SECTION.

GRATING FOR CONCRETE FLARED END SECTION

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

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CONSULTING ENGINEERS
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DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

DETAILS

SHEET NUMBER 15 OF 18 SHEETS

JOB No. 24190

HORIZONTAL SEPARATION - WATER MAINS AND SEWERS

1. Water mains shall be located at least ten feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

2. Water mains may be closer than ten feet to a sewer line when:
(a) local conditions prevent lateral separation of ten feet; and
(b) the water main invert is at least 18 inches above the crown of the sewer; and
(c) the water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

3. When it is impossible to meet 1 or 2, above,both the water main & drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, pressureed concrete pipe or P.V.C. pipe equivalent to water main standards of construction.The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

VERTICAL SEPARATION - WATER MAINS AND SEWERS

1. A water main shall be separated from a sewer so its invert is at least 18 inches above the crown of the sewer. This is required whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. A length of water main shall be centered over the sewer or drain to be crossed with joints equidistant from the sewer or the drain.

2. Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, pressureed concrete pipe or P.V.C. pipe equivalent to water main standards of construction when:
(a) it is impossible to obtain proper vertical separation as described in 1. above or
(b) the water main passes under a sewer or drain.

3. A vertical separation of 18 inches between invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the water main, as shown on the plans or as approved by the ENGINEER.

4. Construction shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least ten feet.

WATER SERVICE LINES

1. The horizontal and the vertical separation between water service lines and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection shall be the same as water main separation described above.

2. Water pipe described above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.

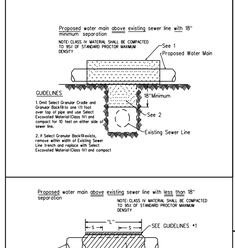
SPECIAL CONDITIONS

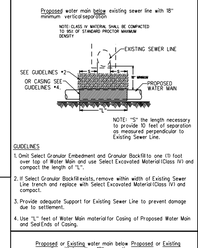
1. Alternate solutions shall be presented to IEPA when extreme topographical, geological, or existing structural conditions make strict compliance with above guidelines technically and economically impractical. Alternate solutions will be approved provided watertight construction is structurally equivalent to approved water main material is proposed.

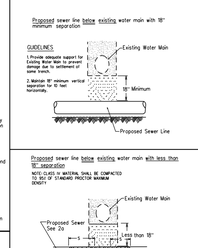
OTHER

1. Water mains shall be separated from septic tanks, disposal fields, and seepage beds by a minimum of 25 feet.

2. Water mains and water service lines shall be protected against entrance of hydrocarbons through diffusion through any material used in construction of the line.

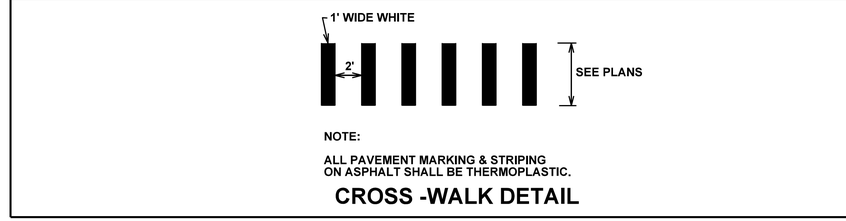






WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)

TYPICAL 60' R.O.W. & PAVEMENT SECTION

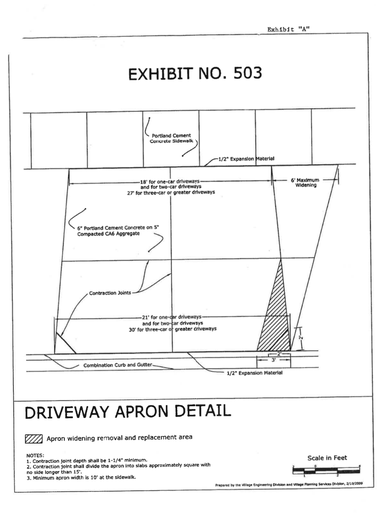


NOTE:

ALL PAVEMENT MARKING & STRIPING ON ASPHALT SHALL BE THERMOPLASTIC.

CROSS -WALK DETAIL

EXHIBIT NO. 503



DRIVEWAY APRON DETAIL

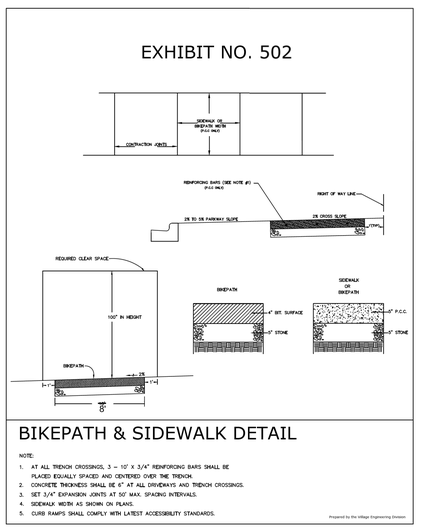
Apron widening removal and replacement area

NOTES:
1. Contraction joint depth shall be 1-1/4" minimum.
2. Contraction joint shall divide the apron into slabs approximately square with no side longer than 1.5T.
3. Minimum apron width is 10' at the sidewalk.

Scale in Feet

Prepared by the Village Engineering Division and Village Planning Services Division, 2/1/07RR

EXHIBIT NO. 502

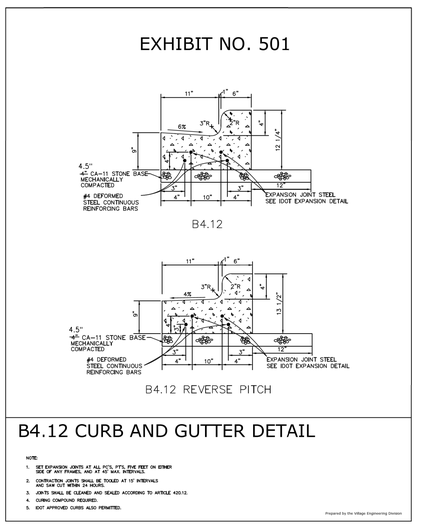


BIKEPATH & SIDEWALK DETAIL

NOTE:
1. AT ALL TRENCH CROSSINGS, 3 – 10' X 3/4" REINFORCING BARS SHALL BE PLACED EQUALLY SPACED AND CENTERED OVER THE TRENCH.
2. CONCRETE THICKNESS SHALL BE 6" AT ALL DRIVEWAYS AND TRENCH CROSSINGS.
3. SET 3/4" EXPANSION JOINTS AT 50' MAX. SPACING INTERVALS.
4. SIDEWALK WIDTH AS SHOWN ON PLANS.
5. CURB RAMPS SHALL COMPLY WITH LATEST ACCESSIBILITY STANDARDS.

Prepared by the Village Engineering Division

EXHIBIT NO. 501

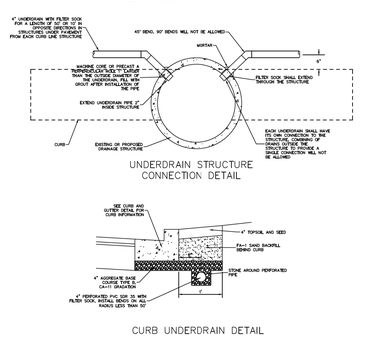


B4.12 CURB AND GUTTER DETAIL

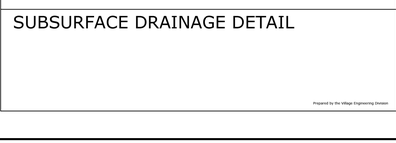
NOTE:
1. SET EXPANSION JOINTS AT ALL PCTS, PTS, FIVE FEET ON EITHER SIDE OF ANY CHANGES, AND AT 25' MAX INTERVALS.
2. CONTRACTION JOINTS SHALL BE TOOLED AT 10' INTERVALS AND SAW CUT WITHIN 24 HOURS.
3. JOINTS SHALL BE CLEANED AND SEALED ACCORDING TO ARTICLE 420.12.
4. CURING COMPOUND REQUIRED.
5. IDOT APPROVED CURBS ALSO PERMITTED.

Prepared by the Village Engineering Division

EXHIBIT NO. 203



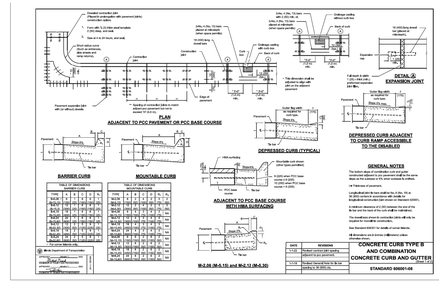
UNDERDRAIN STRUCTURE CONNECTION DETAIL

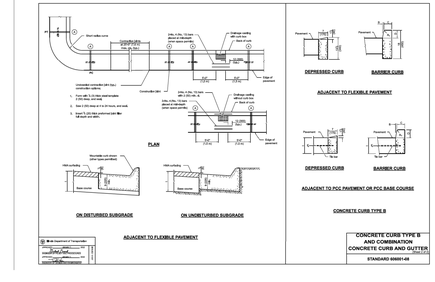


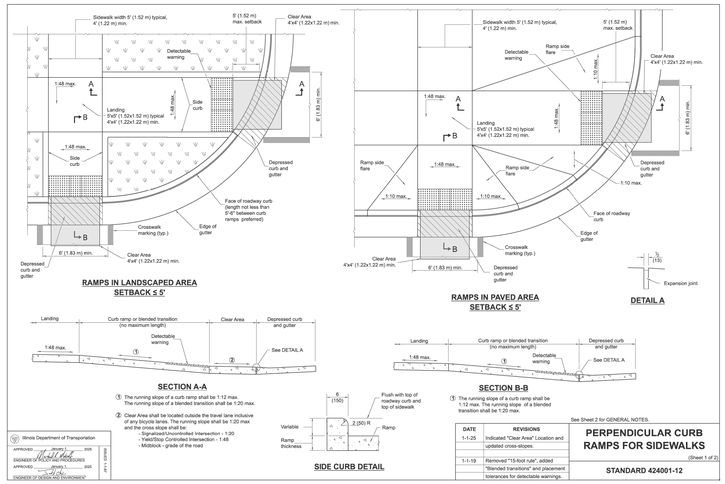
CURB UNDERDRAIN DETAIL

SUBSURFACE DRAINAGE DETAIL

Prepared by the Village Engineering Division







RAMPS IN LANDSCAPED AREA
SETBACK ≤ 5'

RAMPS IN PAVED AREA
SETBACK ≤ 5'

DETAIL A

SECTION A-A

① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

② Clear Area shall be located outside the travel lane inclusive of any bicycle lanes. The running slope shall be 1:20 max and the cross slope shall be:
- Signalized/Uncontrolled Intersection - 1:20
- Yield/Stop Controlled Intersection - 1:48
- Midblock - grade of the road

SECTION B-B

③ The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

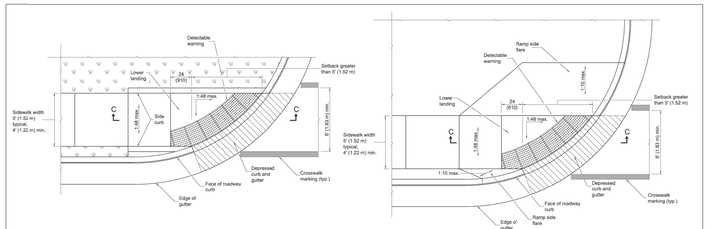
SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

DATE	REVISIONS
1-1-25	Indicated "Clear Area", Location and updated cross-slopes.
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.

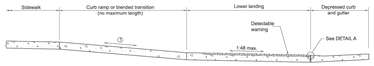
Illinois Department of Transportation
APPROVED _____ 2025
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ 2025
ENGINEER OF BUREAU OF DESIGN AND ENVIRONMENT
BDE 606 (1-1-25)

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)
STANDARD 424001-12



RAMP IN LANDSCAPED AREA
SETBACK > 5'

RAMP IN PAVED AREA
SETBACK > 5'



SECTION C-C

③ The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:48 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

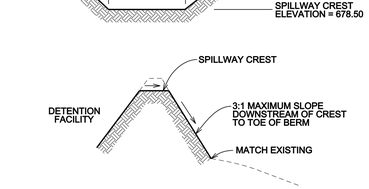
Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

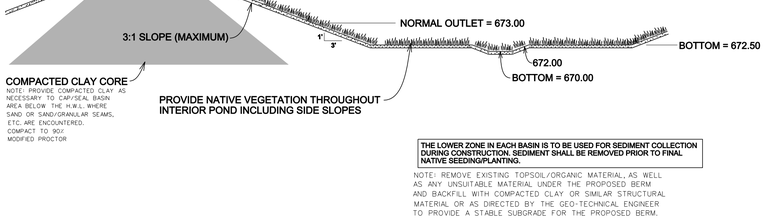
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED _____ 2025
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ 2025
ENGINEER OF BUREAU OF DESIGN AND ENVIRONMENT
BDE 606 (1-1-25)

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)
STANDARD 424001-12



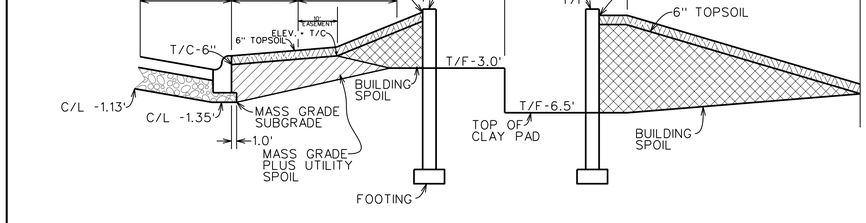
SPILLWAY CREST DETAIL



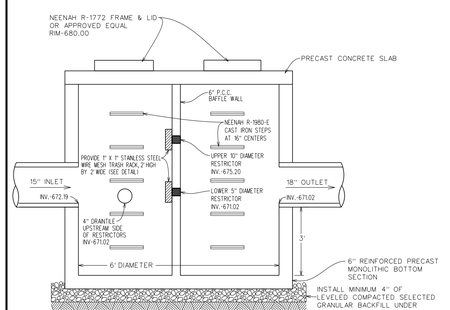
THE LOWER ZONE IN EACH BASIN IS TO BE USED FOR SEDIMENT COLLECTION DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED PRIOR TO FINAL NATIVE SEEDING/PLANTING.

NOTE: REMOVE EXISTING TOPSOIL/ORGANIC MATERIAL, AS WELL AS ANY UNSUITABLE MATERIAL UNDER THE PROPOSED BERM AND BACKFILL WITH COMPACTED CLAY OR SIMILAR STRUCTURAL MATERIAL OR AS DIRECTED BY THE GEO-TECHNICAL ENGINEER TO PROVIDE A STABLE SUBGRADE FOR THE PROPOSED BERM.

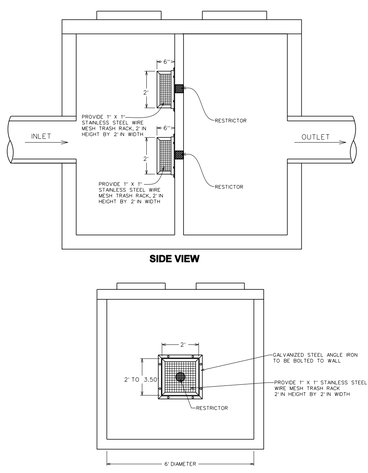
STORMWATER BASIN DETAIL - NATURALIZED



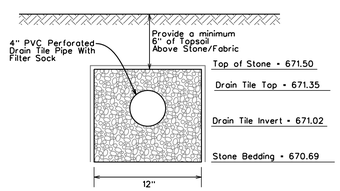
MASS GRADE SECTION (D-FACTOR)



OUTLET CONTROL STRUCTURE #49

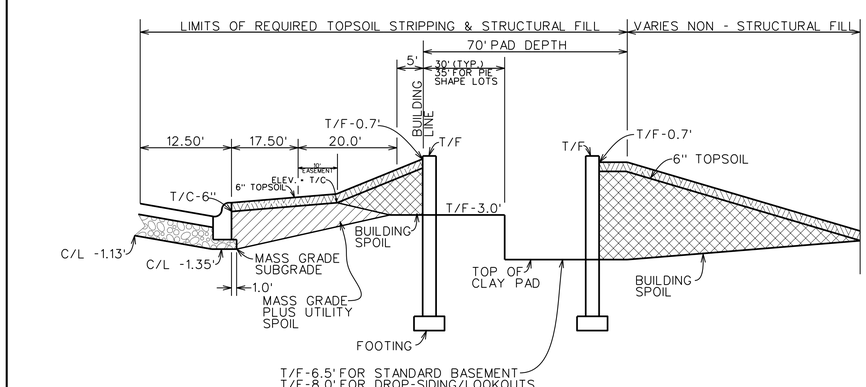


STEEL PLATE AND TRASH RACK INSTALLATION FOR OUTLET CONTROL STRUCTURE



NOTES:
1. Stone shall be washed CA7/11
2. Provide non-woven needlepunch geotechnical filter fabric around sides and top of stone.

POND UNDERDRAIN DETAIL



MASS GRADE SECTION (D-FACTOR) FOR LOTS 5-19

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-8707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pbaengineers.com

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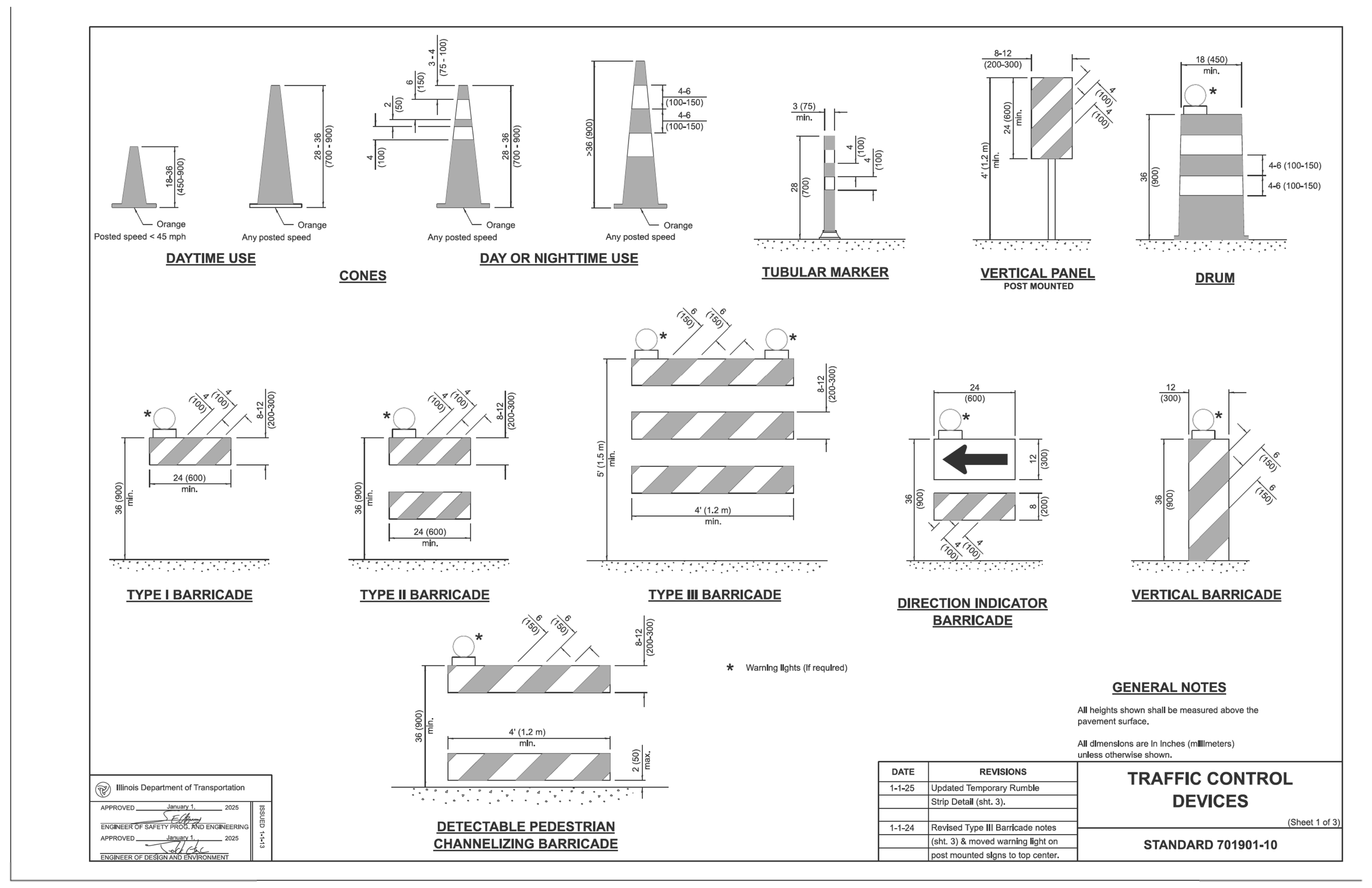
DESIGNED BY: D.S.H.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

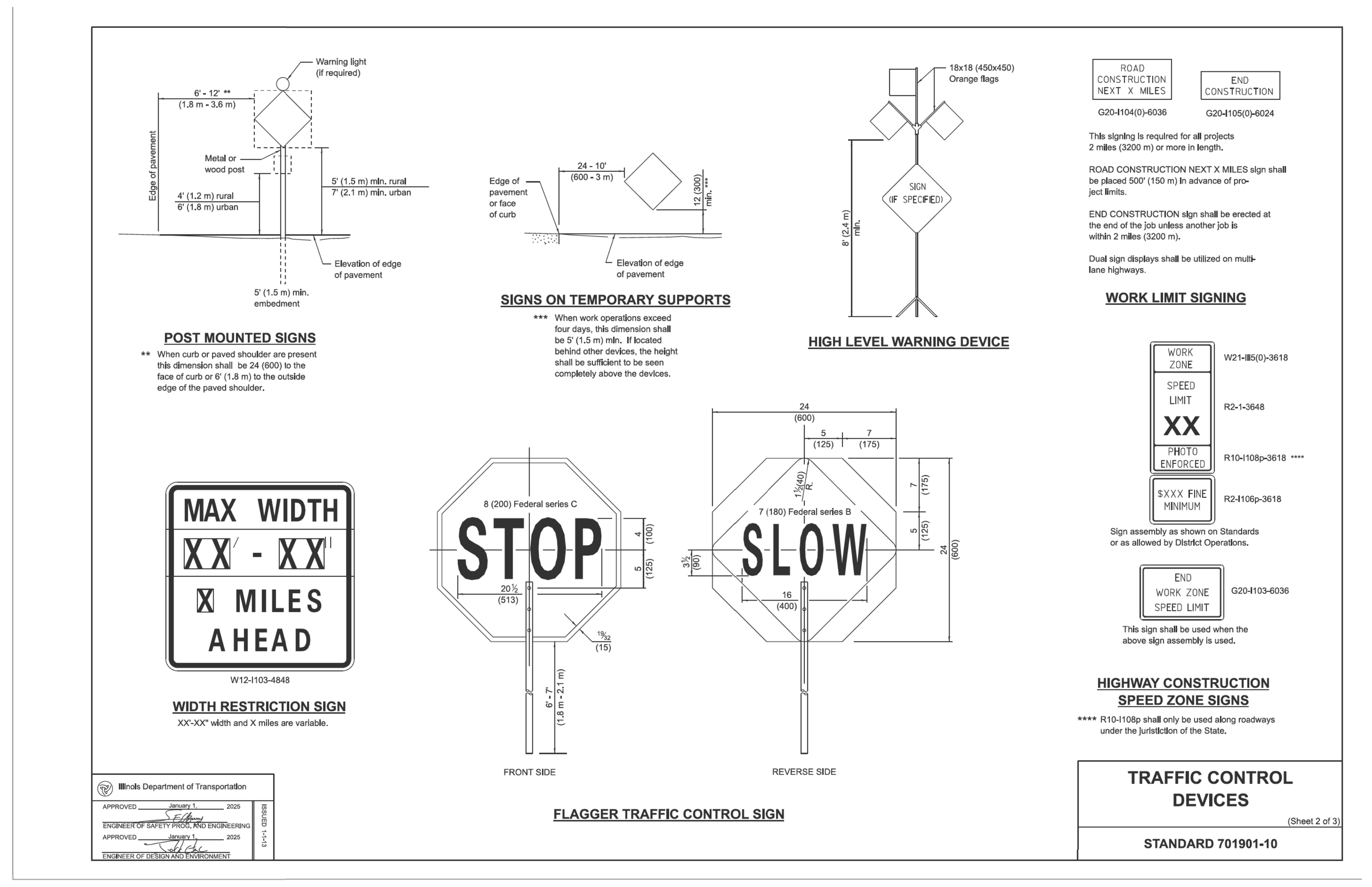
DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS
11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

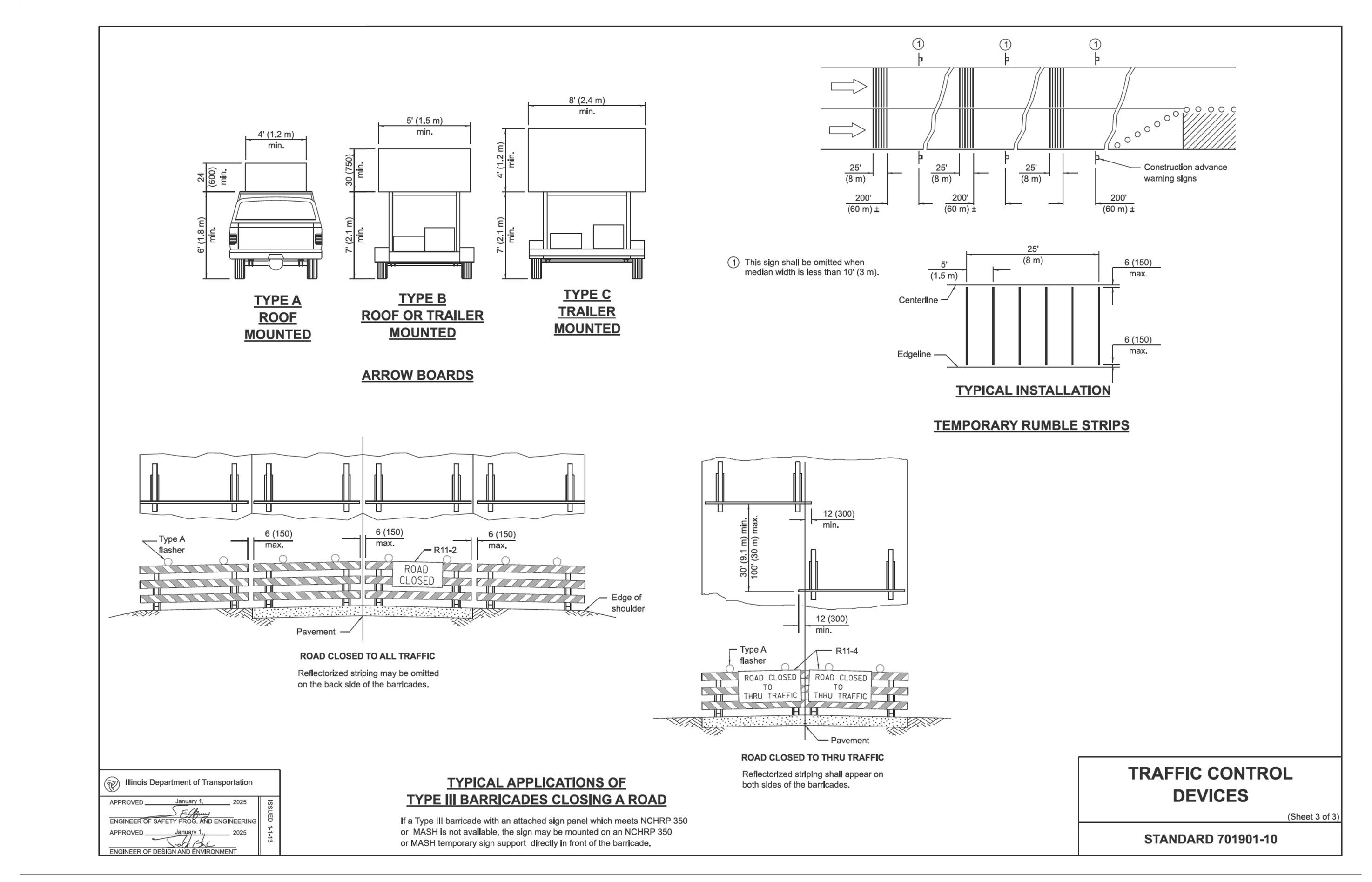
REVISIONS

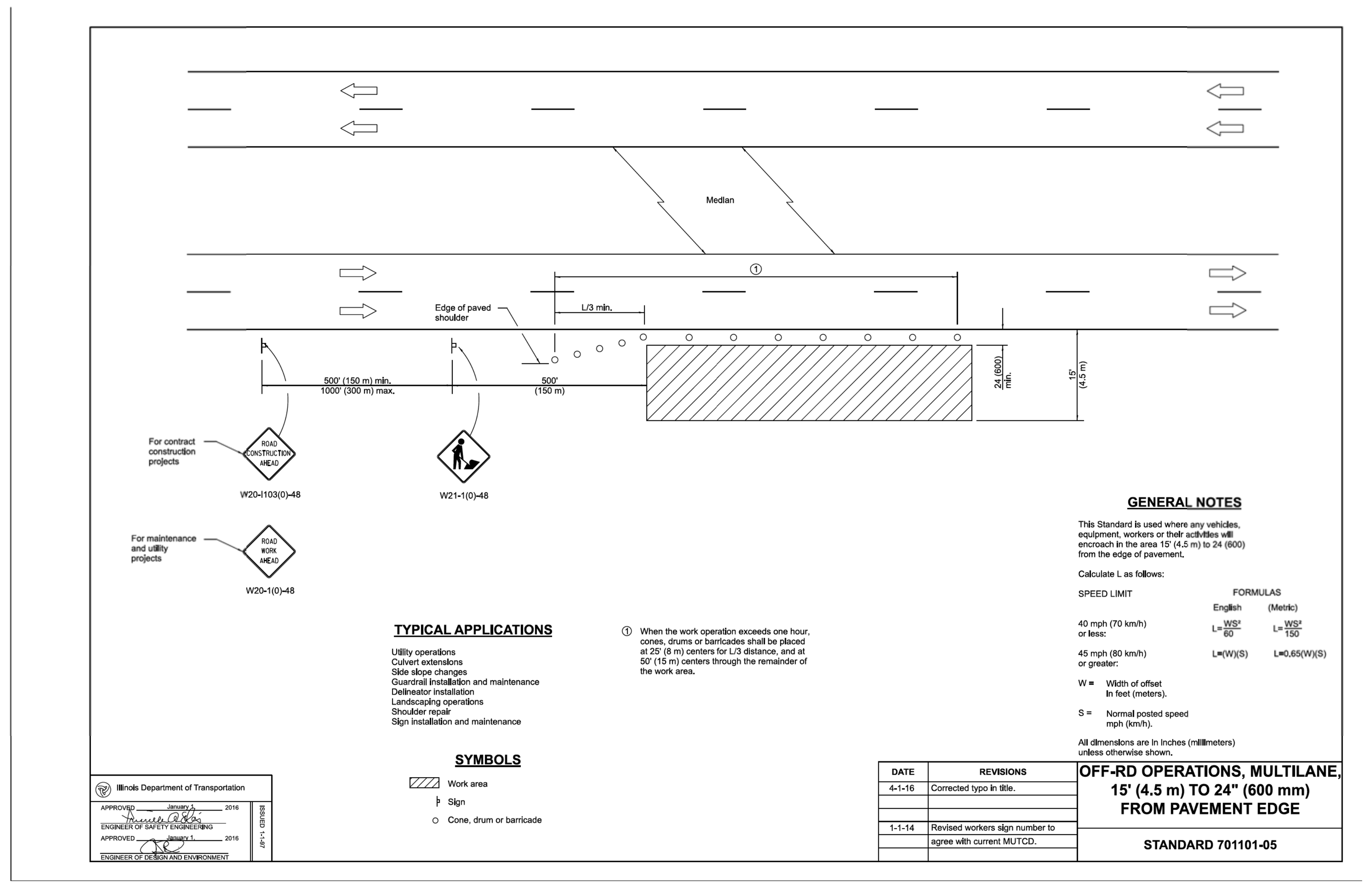
DETAILS

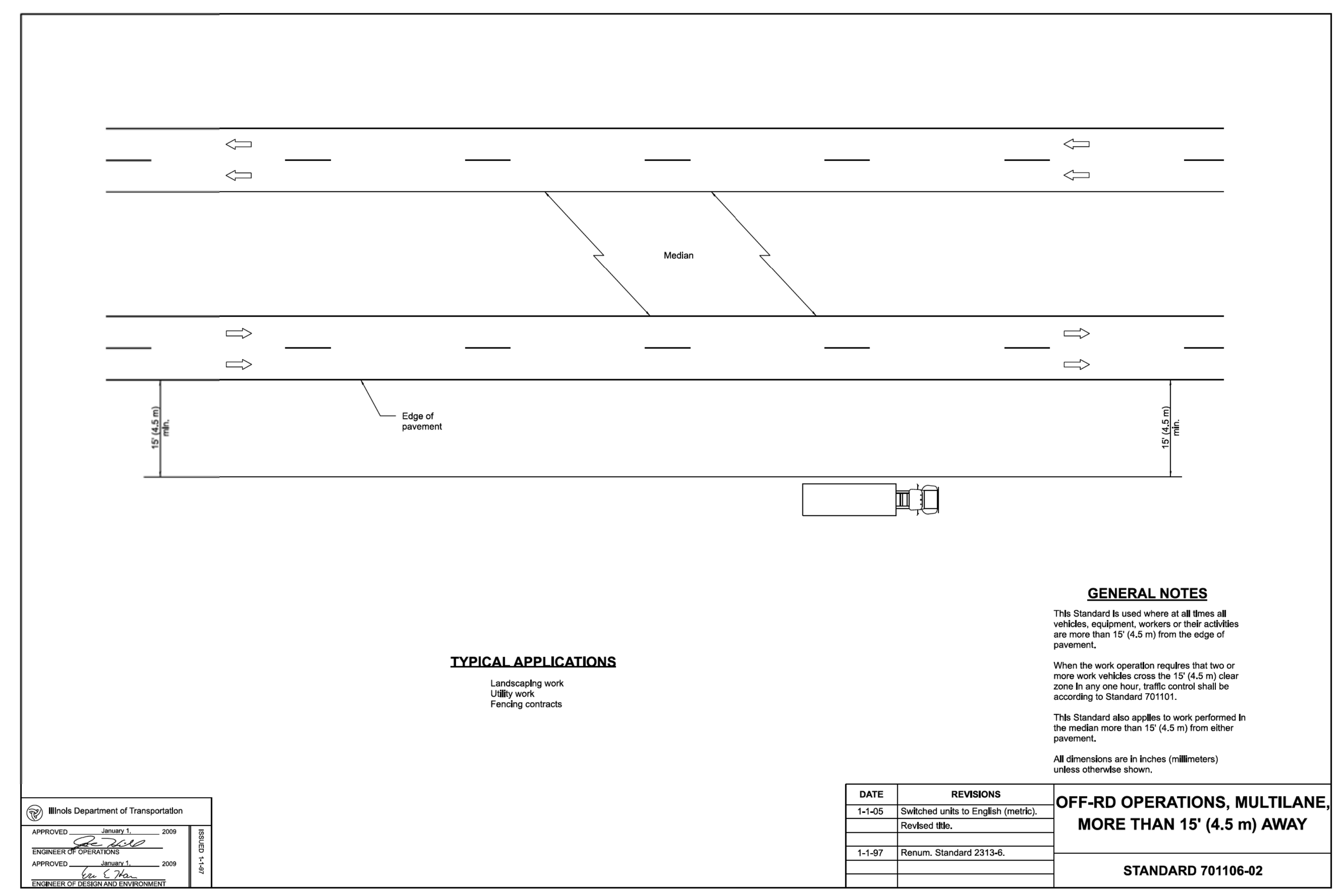
SHEET NUMBER 16
OF 18 SHEETS
JOB No. 24190

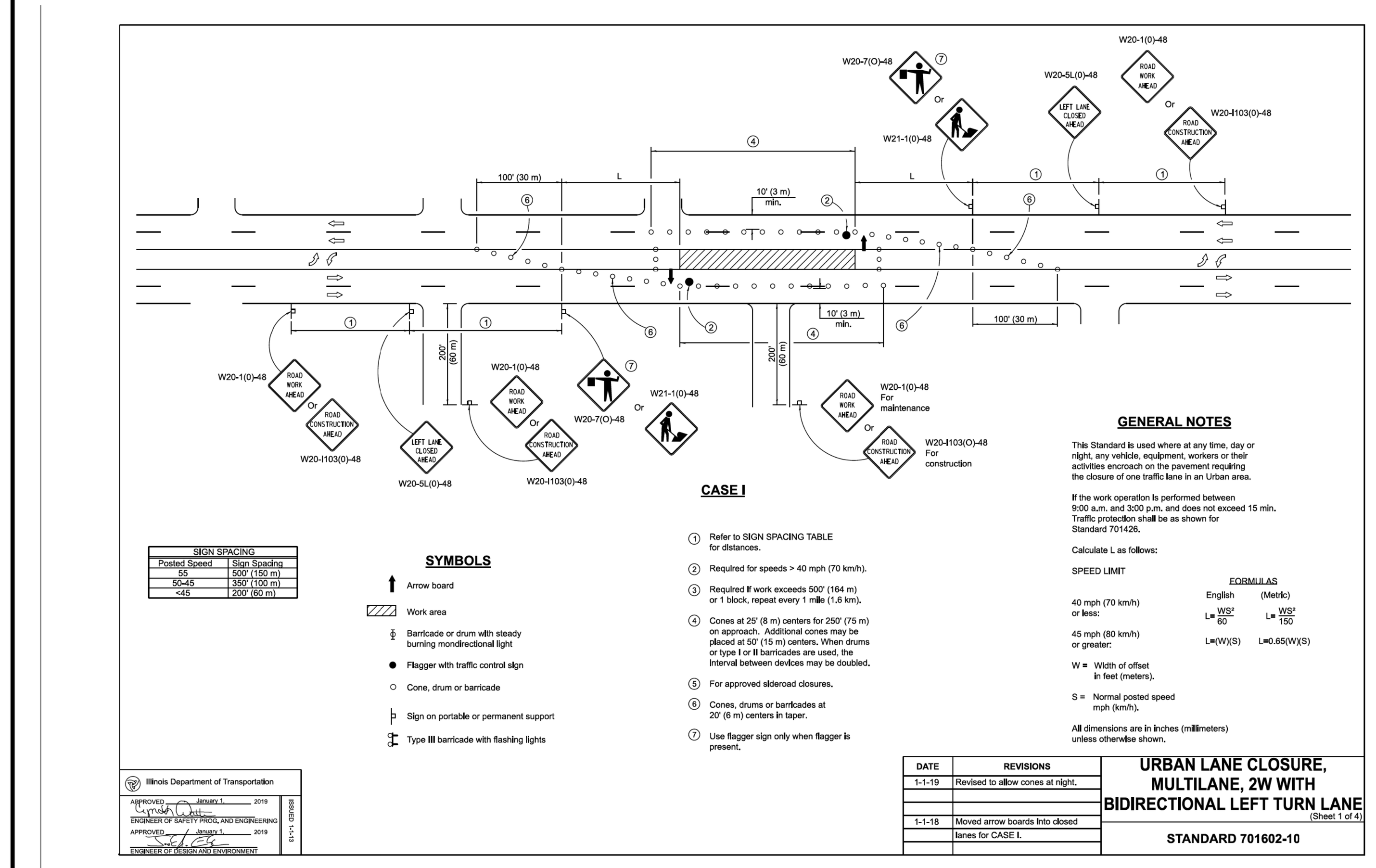


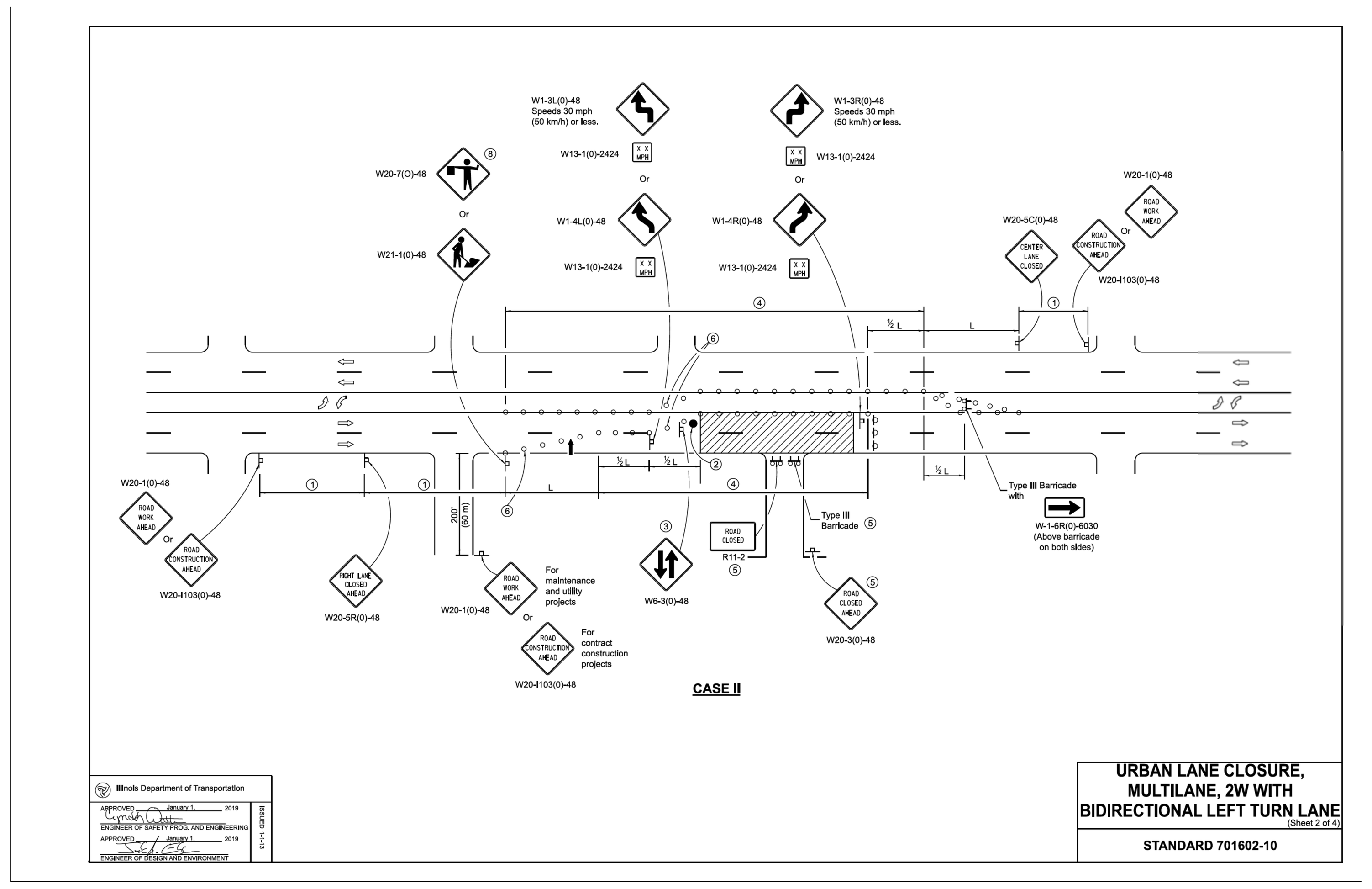


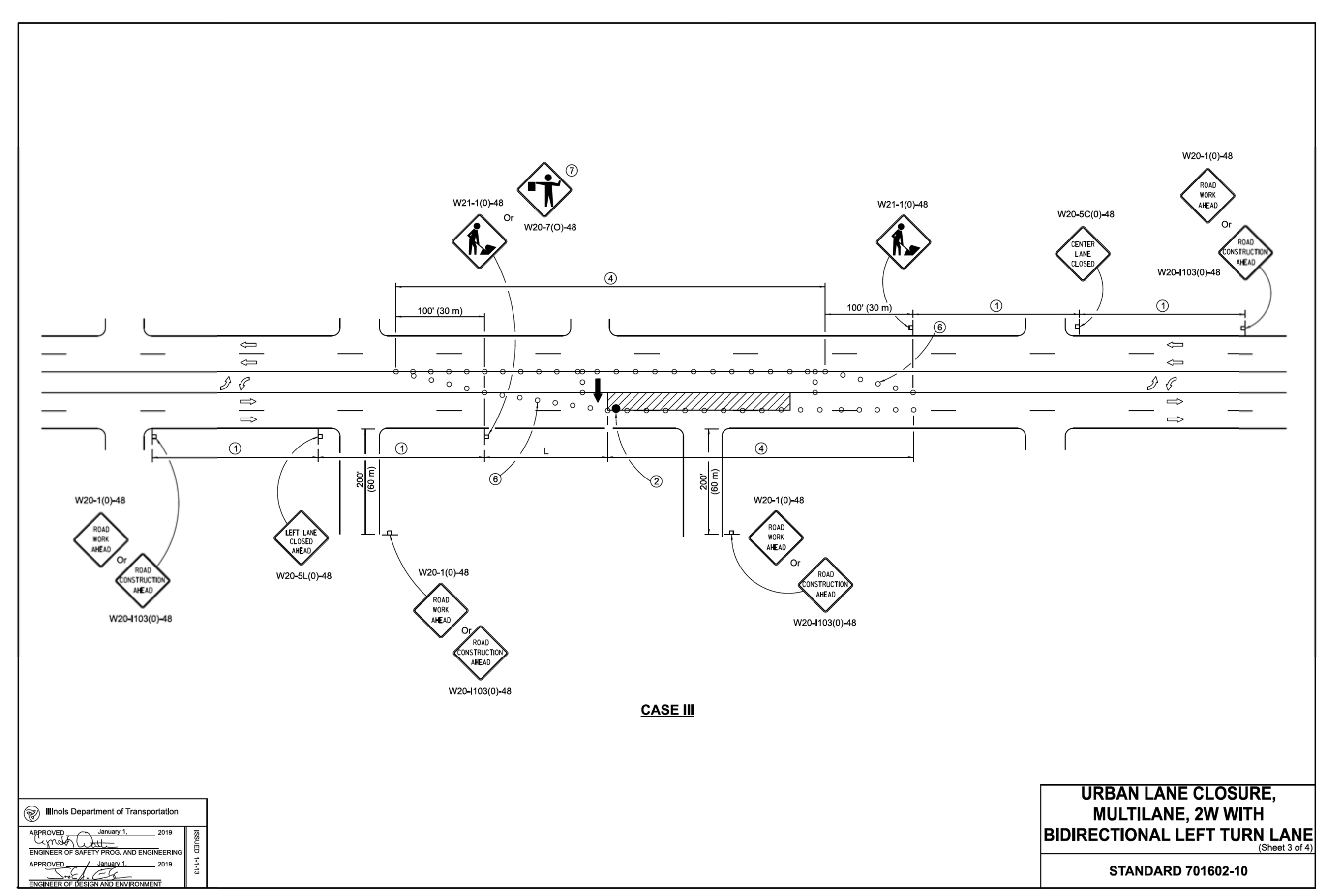


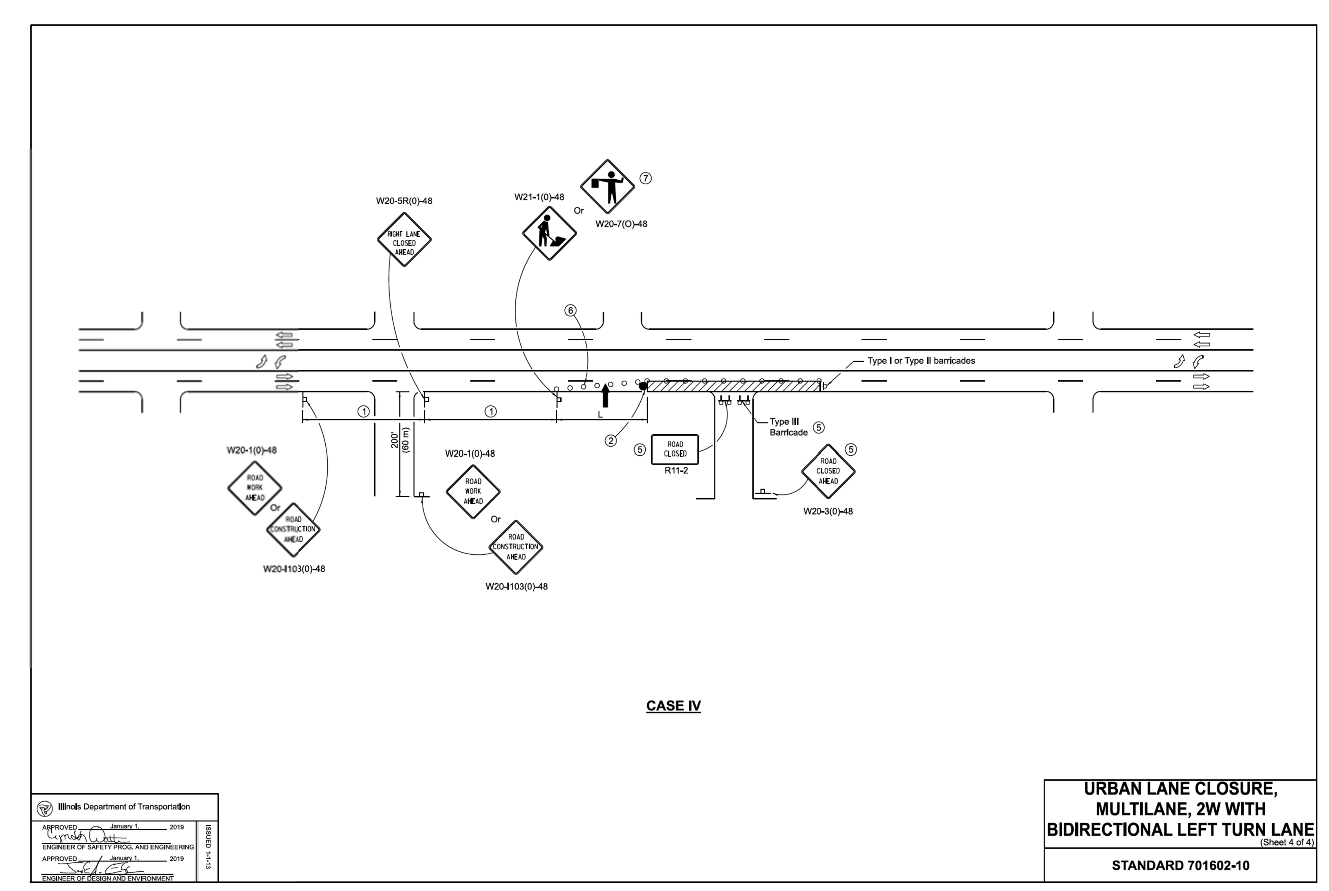












HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
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ORIGINAL ISSUE: 07/23/25

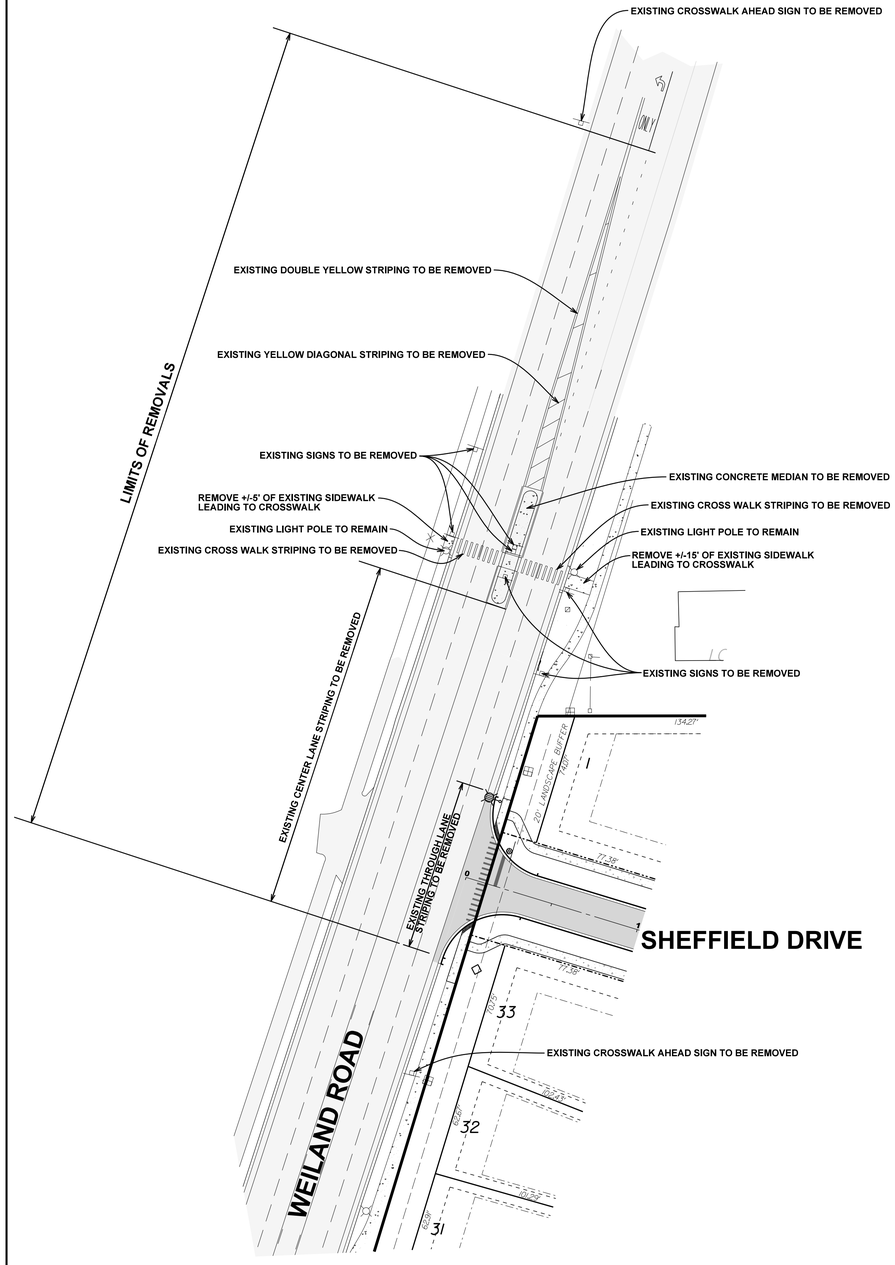
DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

DETAILS

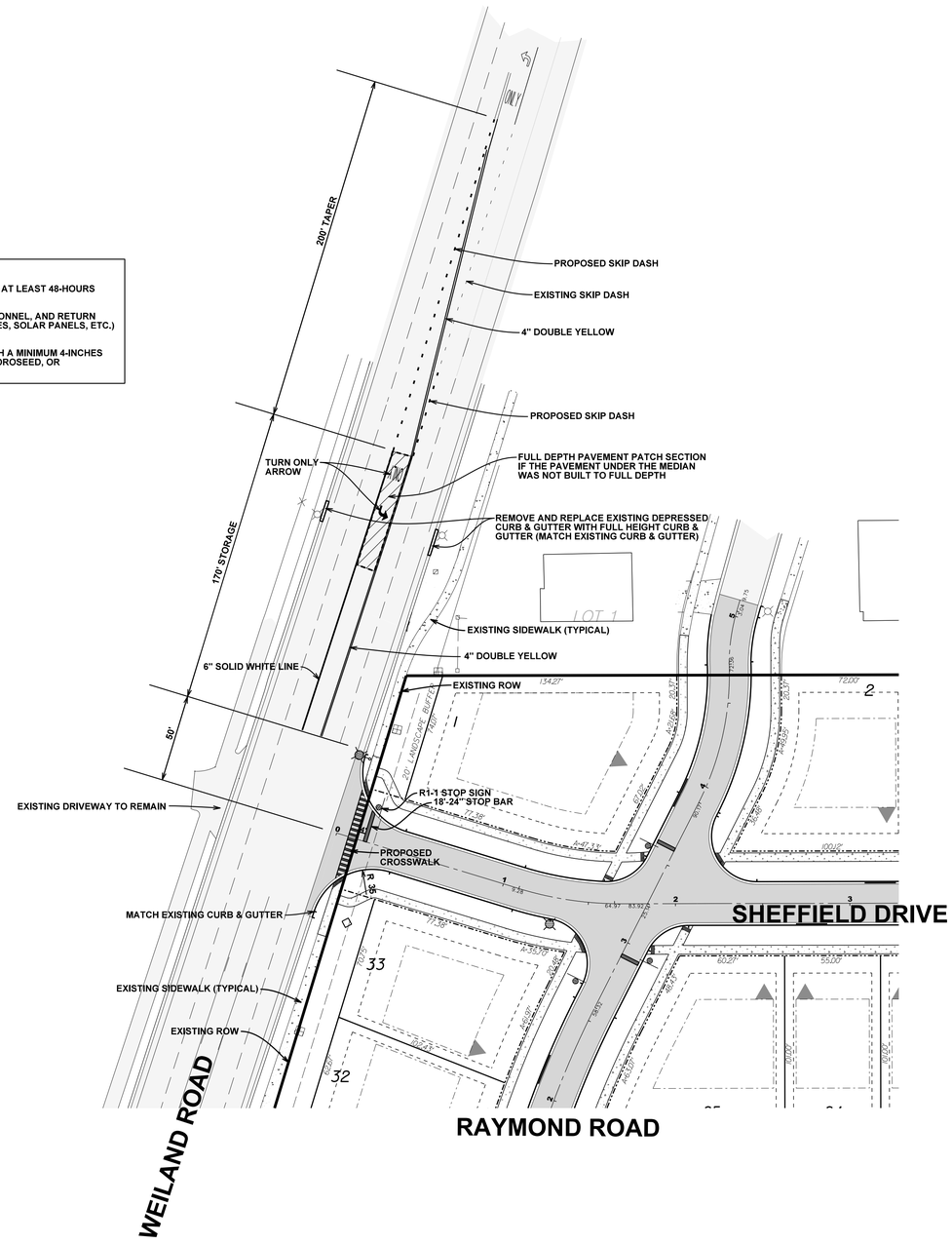
SHEET NUMBER
17
OF 18 SHEETS
JOB No. 24190

NO EXISTING PAVEMENT MILLING & OVERLAY ON WEILAND ROAD



NOTES:

1. CONTRACTOR SHALL COORDINATE WITH VILLAGE AT LEAST 48-HOURS PRIOR TO ANY WORK WITHIN WEILAND RD R.O.W.
2. CONTRACTOR SHALL VERIFY WITH VILLAGE PERSONNEL, AND RETURN REMOVED RRFB EQUIPMENT (SIGNS, LIGHTS, POLES, SOLAR PANELS, ETC.) TO VILLAGE IF REQUESTED.
3. ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM 4-INCHES OF TOPSOIL, SEED AND NAGS75 BLANKET, OR HYDROSEED, OR APPROVED EQUAL.



EXISTING CONDITIONS / DEMOLITION

PROPOSED CONDITIONS

NORTH

SCALE: 1" = 40'

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
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DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 11/3/25

REVISIONS

DESCRIPTION	BY	DATE
REVISED PER VILLAGE REVIEW COMMENTS	AZ	11/20/25

WEILAND RD IMPROVEMENT PLAN

SHEET NUMBER 18 OF 18 SHEETS

JOB No. 24190

Final Landscape Plan

HIGHBURY CLUB

Buffalo Grove, Illinois

November 20, 2025

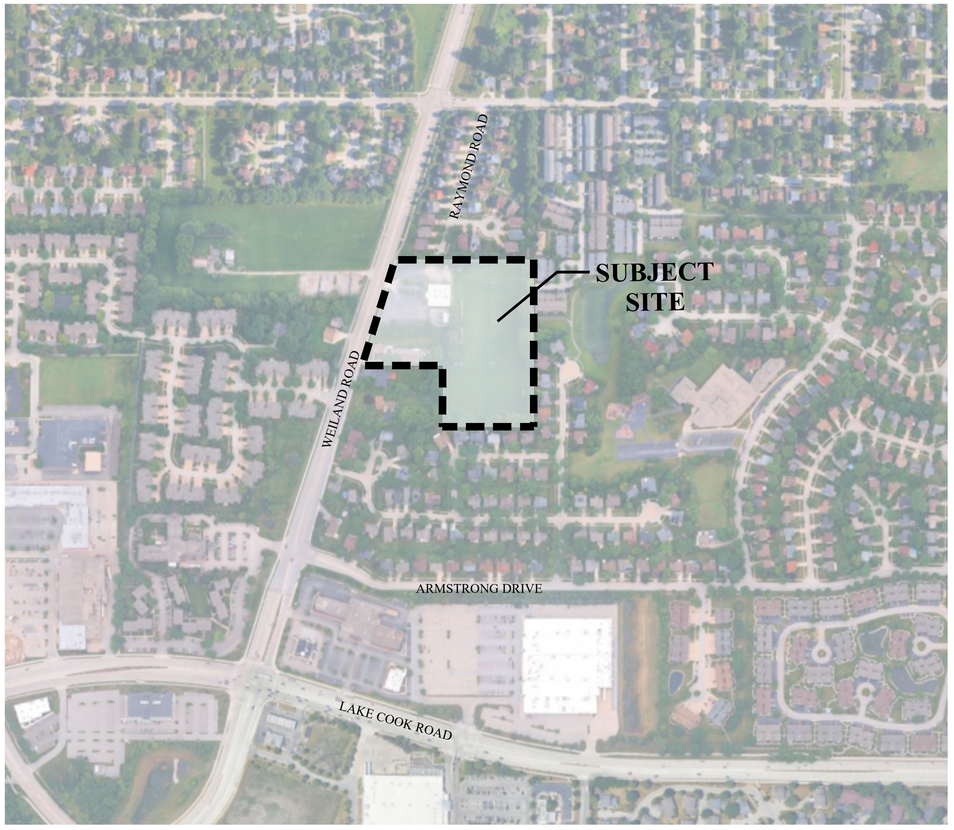
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

PEARSON, BROWN & ASSOCIATES, INC
1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, ILLINOIS 60048



LOCATION MAP

SCALE: 1"=300'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L2.1	MONUMENT DETAILS
L3.1	TREE PRESERVATION PLAN
L4.1	MODEL SIGNAGE PLAN
L4.2	MODEL LANDSCAPE PLAN
L5.1	LANDSCAPE SPECIFICATIONS

M/I HOMES

L1.0

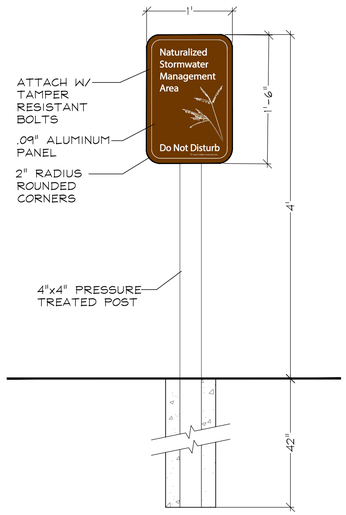
I:\Projects\MI24252\Acad\MI24252_D04_00FLP.dwg

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		REPLACEMENT SHADE TREES		
CO4	3	Celtis occidentalis COMMON HACKBERRY	4" Cal.	
LQ4	4	Liquidambar styraciflua 'Worplesdon' WORPLESDON SWEETGUM	4" Cal.	
QB4	8	Quercus bicolor SWAMP WHITE OAK	4" Cal.	
QI4	4	Quercus imbricaria SHINGLE OAK	4" Cal.	
		SHADE TREES		
CO	7	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GD	3	Gymnocladus dioicus 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
LQ	14	Liquidambar styraciflua 'Worplesdon' WORPLESDON SWEETGUM	2 1/2" Cal.	
QI	6	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.	
TA	11	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
UM	12	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
SR	4	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
		EVERGREEN TREES		
PA	11	Picea abies NORWAY SPRUCE	8' Ht.	
PG	4	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO	9	Picea omorika SERBIAN SPRUCE	8' Ht.	
PS	8	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
HP	8	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Ht.	3' O.C.
VB	6	Viburnum dentatum 'Christom' BLUE MUFFIN VIBURNUM	24" Ht.	3' O.C.
		EVERGREEN SHRUBS		
BM	10	Buxus 'Green Mountain' GREEN MOUNTAIN BOXWOOD	30" Ht.	3' O.C.
		ORNAMENTAL GRASSES		
CK	22	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
		PERENNIALS		
HH	55	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
SE	20	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
		MISC. MATERIALS		
	31	SHREDDED HARDWOOD MULCH	C.Y.	
	3,425	SOD	S.Y.	
	0.6	TURF SEED & EROSION CONTROL BLANKET	AC.	

SIGN NOTES:

1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

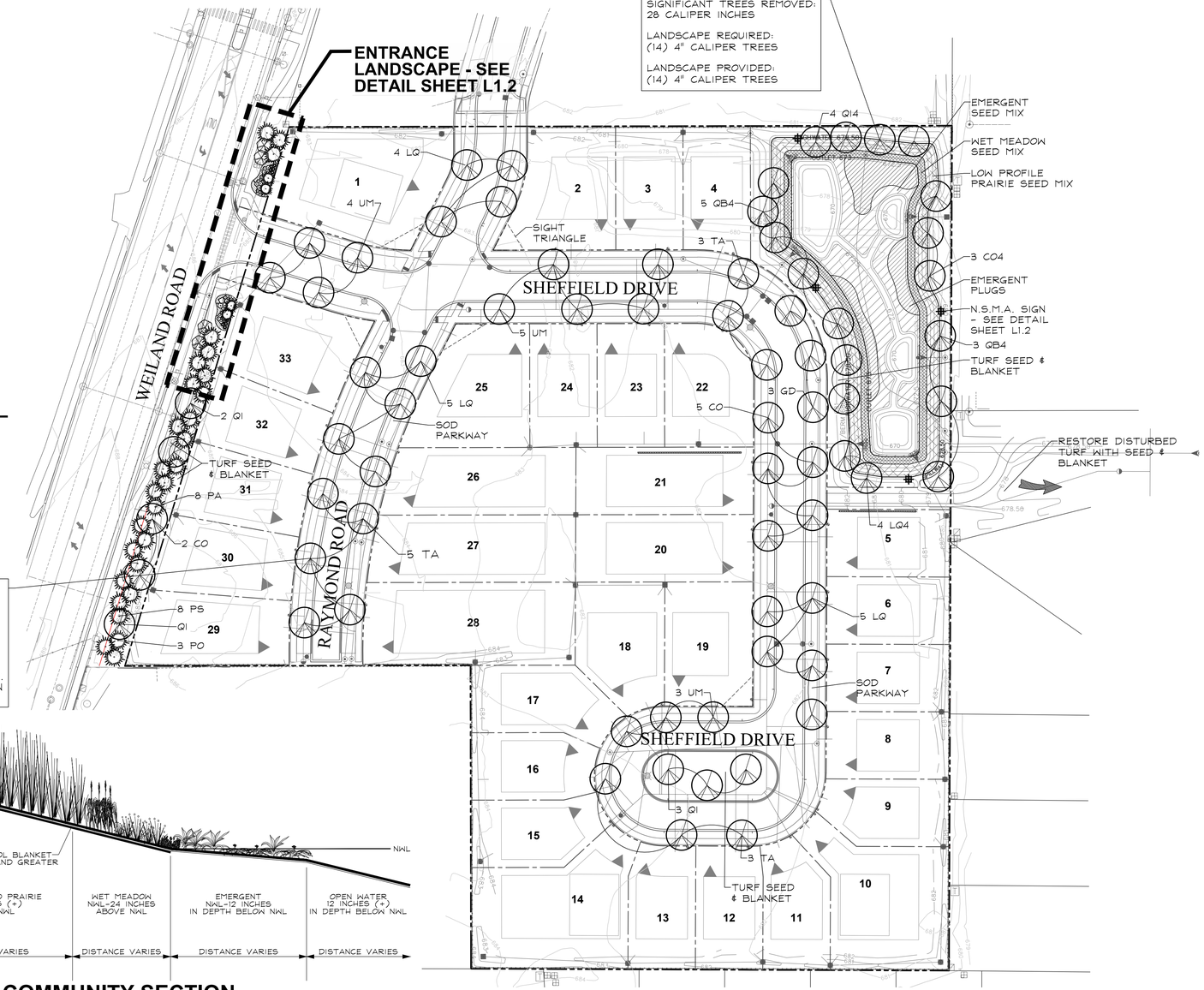


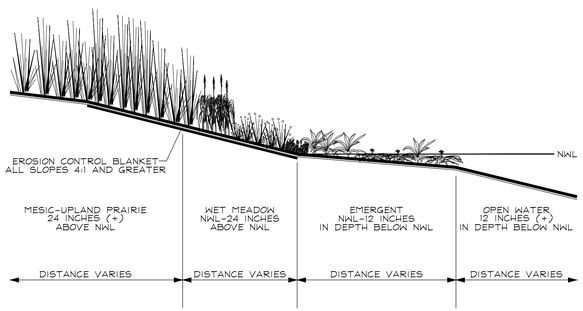
N.S.M.A. SIGN DETAIL
SCALE: NTS

PARKWAY TREES:
CODE 16.50.120-1-1-E

LANDSCAPE REQUIRED:
ONE TREE MUST BE PLANTED BETWEEN 40 TO 50 L.F. OF STREET FRONTAGE

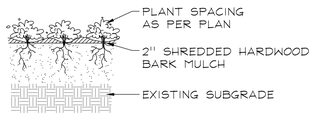
LANDSCAPE PROVIDED:
ONE TREE PLANTED BETWEEN 40 TO 50 L.F. OF STREET FRONTAGE WITH THE EXCEPTION OF DRIVEWAYS



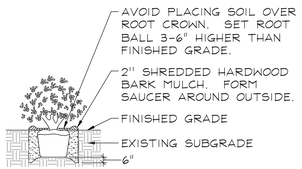


PLANT COMMUNITY SECTION

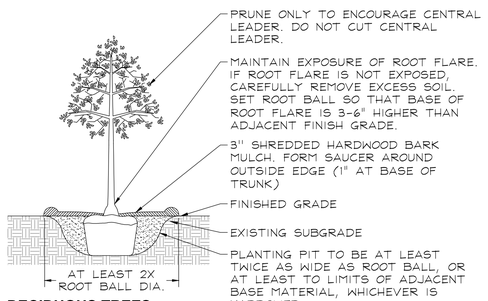
PLANTING DETAILS



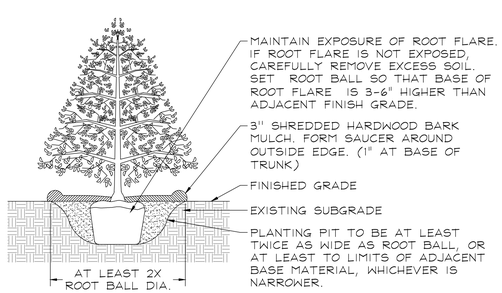
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

0 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

NATIVE LEGEND

Key	Qty	Description
	0.4 AC.	EMERGENT PLANTINGS
	0.1 AC.	WET MEADOW SEED MIX
	0.2 AC.	LOW PROFILE PRAIRIE SEED MIX
	4 EA.	N.S.M.A. SIGN

Know what's below. Call before you dig.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CLIENT:
M/I HOMES
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS 60563

CIVIL ENGINEER:
PEARSON BROWN & ASSOC.
1850 W. WINCHESER ROAD, SUITE 205
LIBERTYVILLE, IL 60048

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

FINAL LANDSCAPE PLAN

04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025
REVISIONS	

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L1.1

XREFS

PLOT CONFIG

Wet Meadow Seed Mixture
Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichium novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var. sullvantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.037**
	Total Wet Meadow Seed Mix	**10.758**

Low Profile Prairie with Flowers Seed Mix
Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**17.125**
Wildflowers/Broadleaves		
Allium cemuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepia canadensis	Whorled Milkweed	0.063
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphoytrichum leave	Smooth Blue Aster	0.063
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**5.640**
	Total Low Profile Prairie Seed Mix	**22.765**

NATIVE SEED MIXTURES

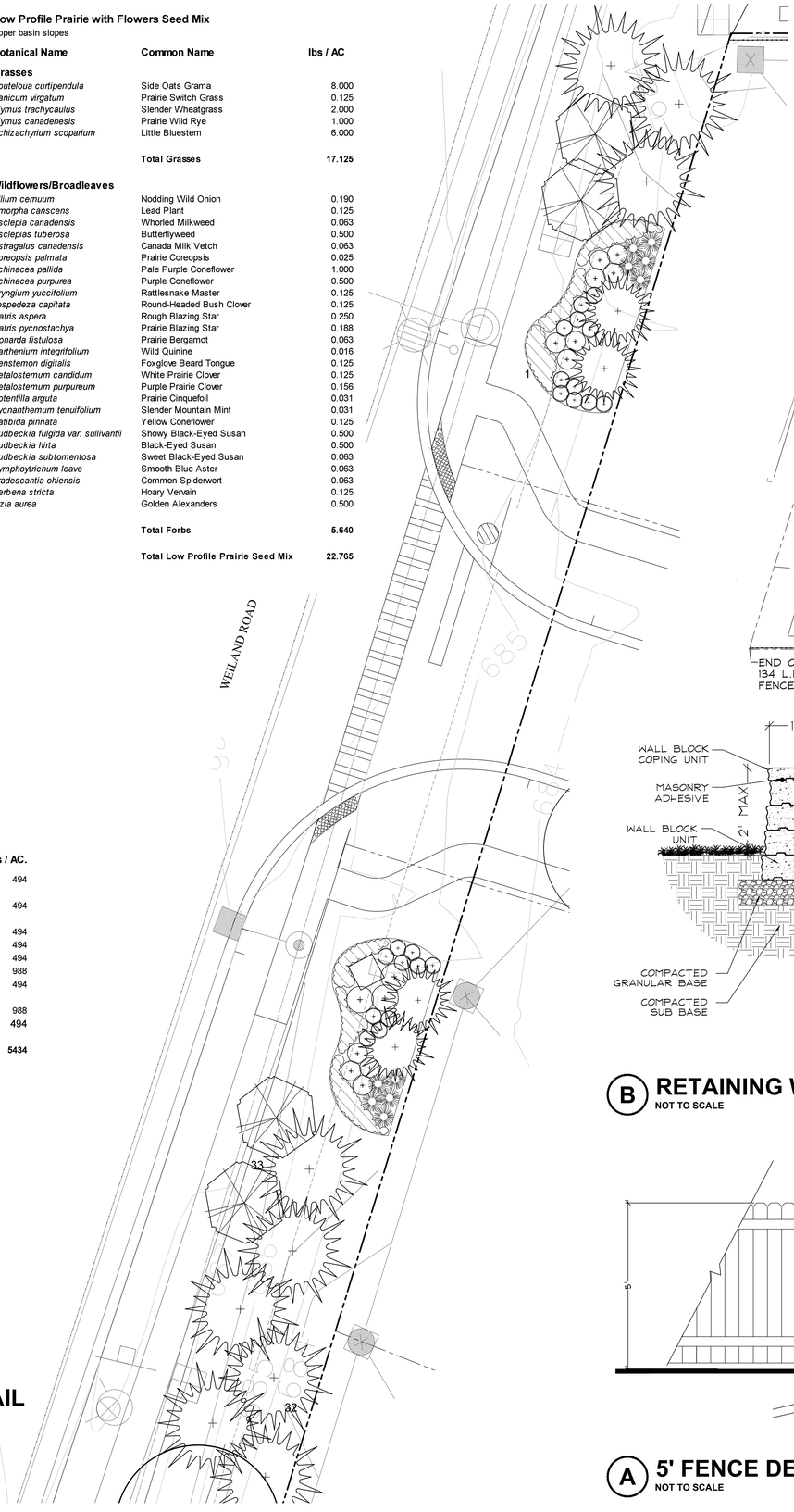
Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishement of the native seeding area.

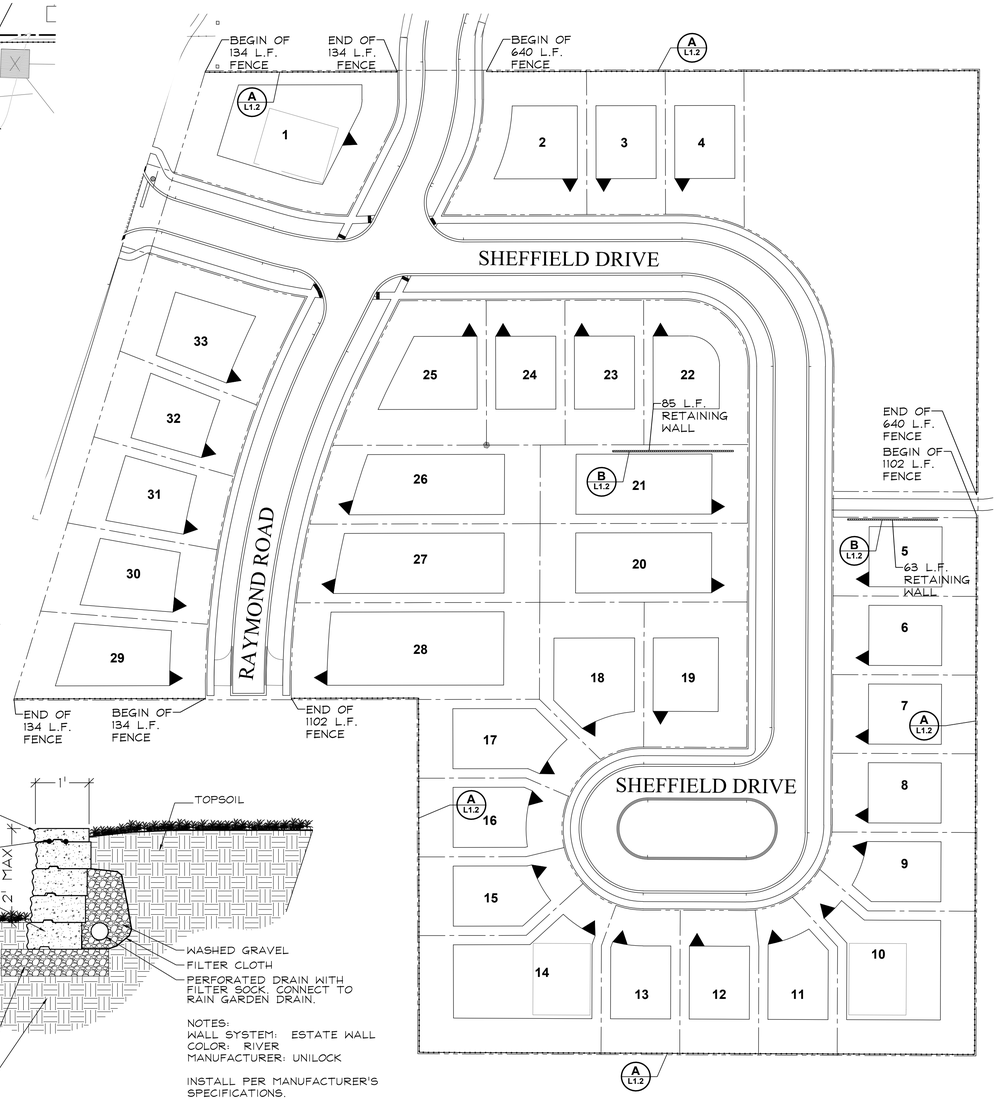
Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Tricticum aestivum	Regreen	10.000

Emergent Wetland Plant Mix
Stormwater basin bottoms in areas with 6" of water

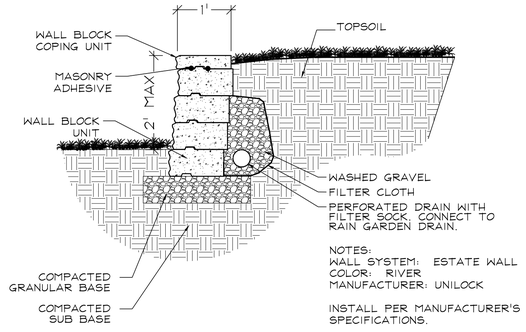
Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus americanus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia cordata	Pickerel Weed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.500	988
Scirpus fluviatilis	River Bulrush	1.000	494
Scirpus pungens	Chairmaker's Rush	0.250	
Scirpus validus	Great Bulrush	0.500	988
Sparganium eurycarpum	Bur Reed	1.000	494
	Total Emergent Wetland Mix	**8.750**	**5434**



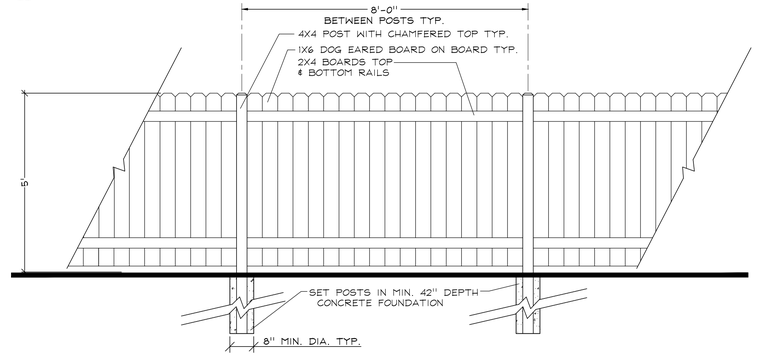
ENTRANCE PLANTING DETAIL
0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH



FENCE & WALL LAYOUT PLAN
0 25' 50' 100' 150'
SCALE: 1"=50'
NORTH



B RETAINING WALL SECTION DETAIL
NOT TO SCALE



A 5' FENCE DETAIL
NOT TO SCALE

SITE FURNISHING SCHEDULE

	ITEM	QUANTITY	DETAILS
A L1.2	5' FENCE	2,010 L.F.	
B L1.2	RETAINING WALL	148 L.F.	

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1850 W. WINCHESER ROAD, SUITE 205
LIBERTYVILLE, IL 60048

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

LANDSCAPE DETAILS

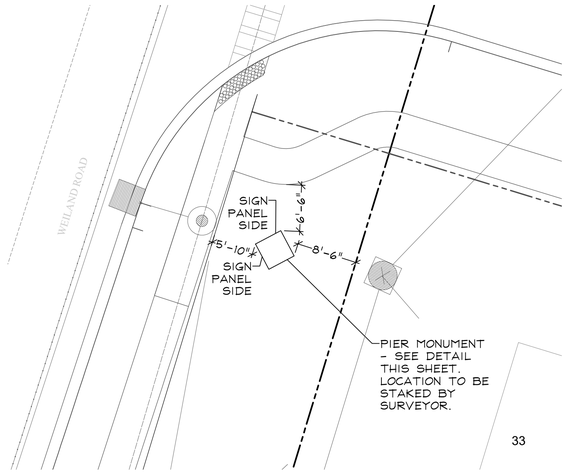
04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025
REVISIONS	

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	

L1.2

Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:



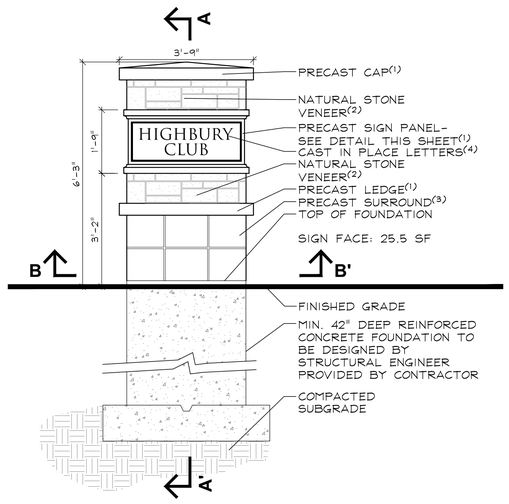
33

ENTRANCE MONUMENT LAYOUT DETAIL

0 5' 10' 20'

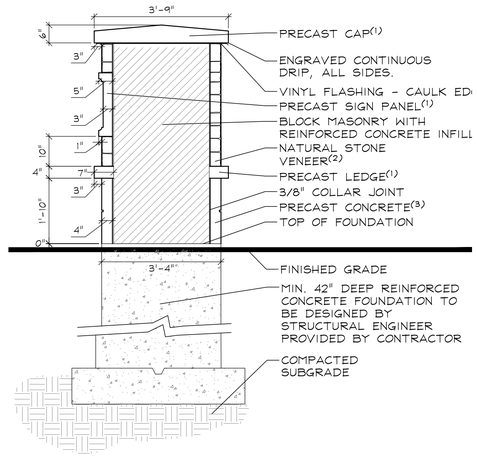
SCALE: 1"=10'

NORTH



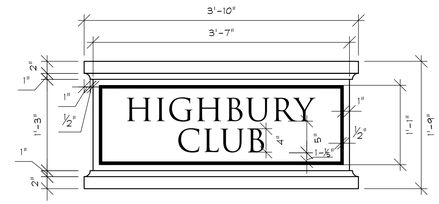
FRONT ELEVATION

SCALE: 1/2"=1'-0"



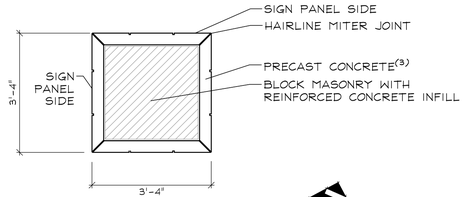
SECTION A-A'

SCALE: 1/2"=1'-0"



SIGN PANEL DETAIL

SCALE: 3/4"=1'-0"



SECTION B-B'

SCALE: 1/2"=1'-0"

NORTH

MONUMENT NOTES:

(1) PRECAST CONCRETE
COLOR: LIMESTONE
FINISH: SMOOTH
SUBMIT SAMPLES TO DEVELOPER & LANDSCAPE ARCHITECT FOR APPROVAL.

(2) NATURAL STONE VENEER: BLACK FOREST CASTLE ROCK BY BUECHEL STONE OR APPROVED EQUAL
SUBMIT COLOR & GROUT SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT FOR APPROVAL.

(3) PRECAST CONCRETE
COLOR: LIMESTONE
FINISH: SCORED
SUBMIT COLOR SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT FOR APPROVAL.

(4) CAST IN PLACE LETTERS
FONT: TRAJAN PRO
COLOR: BLACK

MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:

1. Submission of color and material samples
2. Submission of shop drawings
3. Submission of construction schedule
4. Verification of existing conditions and underground utilities
5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

A. Construction shall conform to ©Building Code Requirements for Engineered Brick Masonry," BIA, latest edition.

B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.

C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.

D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.

E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. All streets and curbs must be cleaned at the end of each working day.

D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.

B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.

1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.

B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.

C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.

D. Provide certificate of insurance per the owner's requirements.

E. Provide names and contact information for any subcontractors and suppliers.

F. Shop Drawings:

1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
2. Submit one (1) set prints with following items in detail:
   a) Sizes
   b) Sections
   c) Dimensions and numbering of stone and brick.
   d) Arrangements of joints and bond.
3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Loading and Shipment:

1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.

B. Unloading and Storage:

1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
2. Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

A. Mortar:

1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-CIAA. Carefully select sand for use in painting mortar for color to match limestone. For painting mortar, select a white sand.
3. Lime: Hydrated, conforming to ASTM-C207, Type S.
4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.

B. Foundation

Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.

C. Mortar Beds:

1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
2. Provide sufficient mortar on ends of brick to completely fill head joints.
3. Rock closure into place with head joints thrown against two adjacent bricks in place.

D. Mortar Joints; Horizontal and vertical face joints:

1. Nominal thickness: 3/8 inch.
2. Construct uniform joints.
3. Shove vertical joints tight.
4. Tool concave joints in exposed surfaces when thumbprint hard.
5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
6. Movement joints: Keep clean of all mortar and debris.

E. Flashing:

1. Install complete and continuous under stone copings and other projections.
2. Lap joints 6". Seal entire contact surface with mastic.
3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
4. Cover flashing with mortar.

F. Weepholes

1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
3. Keep weepholes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.

B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.

C. During work, store materials and equipment as directed by the owner.

D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

9.0 INSPECTION AND ACCEPTANCE

A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.

B. Notify the Owner's representative when completed, for final design conformance review.

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NAPERVILLE, ILLINOIS 60563

CIVIL ENGINEER:
PEARSON BROWN & ASSOC.
1850 W. WINCHESER ROAD, SUITE 205
LIBERTYVILLE, IL 60048

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

MONUMENT DETAILS

04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025
REVISIONS	

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L2.1

JKEFS

PLOT CONFIG

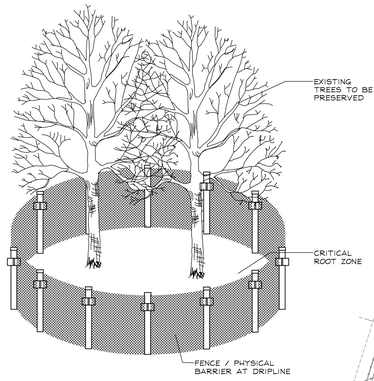
RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREE COUNT: 152

TAG NO.	SCIENTIFC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
1	*Morus alba*	White Mulberry	21	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean		REMOVE
2	*Acer saccharinum*	Silver Maple	16	3 - Fair			REMOVE
3	*Acer saccharinum*	Silver Maple	16	4 - Fair/Poor	Crown Lean, Crowded	Trunk Scar	REMOVE
4	*Acer spp.*	Maple Cultivar	18	3 - Fair			REMOVE
5	*Morus alba*	White Mulberry	8,8,7,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Damage	REMOVE
6	Morus alba	White Mulberry	10,9,6.5,5	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
7	*Morus alba*	White Mulberry	12,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean		REMOVE
8	*Morus alba*	White Mulberry	10	5 - Poor	Crown Lean	30% dead wood, Cavity, Trunk Scar	REMOVE
9	*Morus alba*	White Mulberry	7	5 - Poor	Crown Lean, Crowded	Growing in Fence	REMOVE
10	*Morus alba*	White Mulberry	12,7	5 - Poor	U-shaped joint, Double Leader, Crown Lean	Trunk Scar, Growing in Fence	REMOVE
11	*Morus alba*	White Mulberry	8	5 - Poor		Trunk Damage, Growing in Fence	REMOVE
12	*Morus alba*	White Mulberry	10,10,8	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
13	*Acer saccharinum*	Silver Maple	40	4 - Fair/Poor	Crown Lean, Broken Limb	Trunk Scar	REMOVE
14	*Acer saccharinum*	Silver Maple	20	5 - Poor	Unbalanced, Crown Lean	Hollow, Cavity	REMOVE
15	*Acer saccharinum*	Silver Maple	12	4 - Fair/Poor	Crown Lean	Trunk Scar	REMOVE
16	*Acer saccharinum*	Silver Maple	40	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean		REMOVE
17	*Acer saccharinum*	Silver Maple	20,16	5 - Poor	V-shaped joint, Double Leader, Broken Limb	Dead Leader	REMOVE
18	*Acer saccharinum*	Silver Maple	60	3 - Fair			REMOVE
19	*Acer saccharinum*	Silver Maple	16,16,14	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity, Trunk Scar	REMOVE
20	*Acer saccharinum*	Silver Maple	18	4 - Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
21	*Morus alba*	White Mulberry	10	5 - Poor	Crown Lean, Crowded	Trunk Scar, Growing in Fence	REMOVE
22	*Acer saccharinum*	Silver Maple	24	4 - Fair/Poor	Broken Limb	Trunk Scar	REMOVE
23	*Acer saccharinum*	Silver Maple	28	4 - Fair/Poor		Cavity, Trunk Scar	REMOVE
24	*Acer saccharinum*	Silver Maple	32	5 - Poor	Lean, Unbalanced	Hollow, Cavity, Trunk Scar	REMOVE
25	*Acer saccharinum*	Silver Maple	22	4 - Fair/Poor	Crown Lean, Broken Limb	Trunk Scar	REMOVE
26	*Acer saccharinum*	Silver Maple	46	4 - Fair/Poor	Unbalanced, Crown Lean		REMOVE
27	*Acer saccharinum*	Silver Maple	12,12,10,8	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
28	*Acer saccharinum*	Silver Maple	12,12,7.5	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
29	*Morus alba*	White Mulberry	26	5 - Poor	Double Leader, Split Risk, Fused Leaders	20% dead wood	REMOVE
30	*Ulmus americana*	American Elm	4	5 - Poor	Unbalanced	Vines, Growing in Fence	REMOVE
31	*Ulmus americana*	American Elm	15	5 - Poor		Vines, Growing in Fence	REMOVE
32	*Morus alba*	White Mulberry	4	5 - Poor	Crown Lean, Crowded	Growing in Fence	REMOVE
33	*Acer negundo*	Box Elder	10	4 - Fair/Poor	Unbalanced	20% dead wood, Vines	REMOVE
34	*Ulmus americana*	American Elm	8	5 - Poor		Vines, Growing in Fence	REMOVE
35	*Morus alba*	White Mulberry	12	3 - Fair	Crown Lean		REMOVE
36	*Morus alba*	White Mulberry	12	5 - Poor	Unbalanced, Crown Lean	Growing in Fence	REMOVE
37	*Morus alba*	White Mulberry	10	4 - Fair/Poor	Lean, Crown Lean		REMOVE
38	*Ulmus americana*	American Elm	12	5 - Poor	Crown Lean	Growing in Fence	REMOVE
39	*Morus alba*	White Mulberry	10	4 - Fair/Poor	Unbalanced	20% dead wood, Trunk Scar	REMOVE
40	*Morus alba*	White Mulberry	14	4 - Fair/Poor		20% dead wood	REMOVE
3001	*Acer spp.*	Maple Cultivar	12	5 - Poor	Broken Leader	Cavity	REMOVE
3002	*Acer spp.*	Maple Cultivar	9	5 - Poor	Broken Leader	Cavity, Trunk Scar	REMOVE
3003	*Acer saccharinum*	Silver Maple	11	5 - Poor	Broken Leader	>50% dead wood, Hollow, Cavity	REMOVE
3004	*Acer spp.*	Maple Cultivar	10	5 - Poor	Broken Limb, Broken Leader	Hollow, Cavity	REMOVE
3005	*Acer spp.*	Maple Cultivar	11	5 - Poor	Broken Limb, Broken Leader, Horizontal Growth	Trunk Scar	REMOVE
3006	*Acer spp.*	Maple Cultivar	12	5 - Poor	Broken Leader	Cavity, Trunk Scar	REMOVE
3007	*Picea pungens*	Colorado Spruce	15,45	3 - Fair		10% dead wood	REMOVE
3008	*Acer spp.*	Maple Cultivar	12	3 - Fair		Trunk Scar	REMOVE
3009	*Acer saccharinum*	Silver Maple	17	3 - Fair	Unbalanced	10% dead wood	REMOVE
3010	*Acer spp.*	Maple Cultivar	11	3 - Fair			REMOVE
3010	*Acer saccharinum*	Silver Maple	11	4 - Fair/Poor	Broken Limb	Trunk Scar	REMOVE
3011	*Ulmus pumila*	Siberian Elm	18,12,12	4 - Fair/Poor	V-shaped joint, Multi Leader	10% dead wood, Trunk Scar	REMOVE
3012	*Acer saccharinum*	Silver Maple	20	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean		REMOVE
3013	*Acer saccharinum*	Silver Maple	15	5 - Poor	Unbalanced, Broken Leader	20% dead wood, Hollow, Cavity	REMOVE
3014	*Acer saccharinum*	Silver Maple	10	4 - Fair/Poor	Lean	Trunk Scar, Vines	REMOVE
3015	*Morus alba*	White Mulberry	13,10,8	5 - Poor	V-shaped joint, Multi Leader, Split Risk	20% dead wood, Trunk Damage	REMOVE
3016	*Acer saccharinum*	Silver Maple	17	4 - Fair/Poor	Unbalanced, Broken Limb	Dead Limbs, Trunk Scar	REMOVE
3017	*Morus alba*	White Mulberry	14,13	5 - Poor	V-shaped joint, Double Leader, Split Risk, Lean, Crown Lean	20% dead wood, Trunk Scar	REMOVE
3018	*Acer saccharinum*	Silver Maple	10	5 - Poor	Lean, Crown Lean	Trunk Damage, Growing in Fence	REMOVE
3019	*Acer saccharinum*	Silver Maple	13	4 - Fair/Poor	Unbalanced	Trunk Scar	REMOVE
3020	*Acer saccharinum*	Silver Maple	19	4 - Fair/Poor	Unbalanced	10% dead wood, Trunk Scar	REMOVE
3021	*Quercus rubra*	Red Oak	30	2 - Good	Unbalanced	10% dead wood	REMOVE
3022	*Morus alba*	White Mulberry	9,8	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	Trunk Scar	REMOVE
3023	*Morus alba*	White Mulberry	9,7,7	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crown Lean		REMOVE
3024	*Picea pungens*	Colorado Spruce	12,40	3 - Fair		10% dead wood	REMOVE
3025	*Morus alba*	White Mulberry	8,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
3026	*Fraxinus pennsylvanica*	Ash	8,6,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Crown Lean	Trunk Scar	REMOVE
3027	*Acer saccharinum*	Silver Maple	6	4 - Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
3028	*Picea pungens*	Colorado Spruce	14,35'	3 - Fair		10% dead wood	REMOVE
3029	*Picea pungens*	Colorado Spruce	16,30'	4 - Fair/Poor	Lean	40% dead wood	REMOVE
3030	-	Unknown	7	6 - Dead			REMOVE
3031	*Picea pungens*	Colorado Spruce	14,40'	5 - Poor		50% dead wood	REMOVE
3032	*Picea pungens*	Colorado Spruce	14,40'	5 - Poor		40% dead wood	REMOVE
3033	*Picea pungens*	Colorado Spruce	14,40'	4 - Fair/Poor		30% dead wood	REMOVE
3034	*Picea pungens*	Colorado Spruce	11,25'	4 - Fair/Poor		30% dead wood	REMOVE
3035	*Picea pungens*	Colorado Spruce	15,40'	4 - Fair/Poor		20% dead wood	REMOVE
3036	*Picea pungens*	Colorado Spruce	9,20'	5 - Poor	Strong lean	10% dead wood	REMOVE
3037	*Picea pungens*	Colorado Spruce	13,20'	4 - Fair/Poor	Lean	20% dead wood	REMOVE
3038	*Picea pungens*	Colorado Spruce	12,35'	4 - Fair/Poor	Lean	20% dead wood	REMOVE
3039	*Picea pungens*	Colorado Spruce	9,25'	4 - Fair/Poor		20% dead wood	REMOVE
3040	*Picea pungens*	Colorado Spruce	11,20'	5 - Poor	Strong lean	10% dead wood	REMOVE
3041	*Picea pungens*	Colorado Spruce	8,15,	5 - Poor	Horizontal Growth	10% dead wood	REMOVE
3042	*Picea pungens*	Colorado Spruce	7,15'	5 - Poor	Horizontal Growth	10% dead wood	REMOVE
3043	*Picea pungens*	Colorado Spruce	7,25'	4 - Fair/Poor	Lean	10% dead wood	REMOVE
3044	*Picea pungens*	Colorado Spruce	8,20'	4 - Fair/Poor	Lean	20% dead wood	REMOVE
3045	*Pinus strobus*	White Pine	6,15'	3 - Fair		10% dead wood	REMOVE
3046	*Picea pungens*	Colorado Spruce	12,40'	5 - Poor		40% dead wood	REMOVE
3047	*Picea pungens*	Colorado Spruce	13,35'	6 - Dead			REMOVE
3048	*Juglans nigra*	Ash, Black Walnut	14	4 - Fair/Poor	Lean, Unbalanced		REMOVE
3049	*Picea pungens*	Colorado Spruce	9,30'	5 - Poor		50% dead wood	REMOVE
3050	*Picea pungens*	Colorado Spruce	11,35'	5 - Poor		50% dead wood	REMOVE
3051	*Picea pungens*	Colorado Spruce	14,40'	4 - Fair/Poor		20% dead wood	REMOVE
3052	*Picea pungens*	Colorado Spruce	9,15'	4 - Fair/Poor		20% dead wood	REMOVE
3053	*Populus deltoides*	Eastern Cottonwood	36	3 - Fair	U-shaped joint, Double Leader		REMOVE
3054	*Populus deltoides*	Eastern Cottonwood	21	5 - Poor	Broken Leader	Growing in Fence	REMOVE
3055	*Prunus serotina*	Black Cherry	22	5 - Poor	Lean, Broken Limb	20% dead wood, Trunk Damage, G	REMOVE
3056	*Acer saccharinum*	Silver Maple	64	4 - Fair/Poor	Lean, Unbalanced, Crown Lean		REMOVE
3057	*Acer saccharinum*	Silver Maple	46	4 - Fair/Poor		10% dead wood, Cavity, Trunk Scar	REMOVE
3058	*Acer saccharinum*	Silver Maple	42	5 - Poor	Unbalanced	Wood rot, Cavity	REMOVE
3059	*Quercus alba*	White Oak	28	2 - Good		10% dead wood	REMOVE
3060	*Acer saccharinum*	Silver Maple	22	4 - Fair/Poor	Lean, Unbalanced, Broken Limb	10% dead wood	REMOVE
3061	*Acer saccharinum*	Silver Maple	50	4 - Fair/Poor		Cavity, Trunk Scar	REMOVE
3062	*Acer saccharinum*	Silver Maple	36	3 - Fair			REMOVE
3063	*Acer saccharinum*	Silver Maple	33	4 - Fair/Poor	Broken Limb	10% dead wood, Trunk Scar	REMOVE
3064	*Acer saccharinum*	Silver Maple	33	4 - Fair/Poor	Unbalanced, Crown Lean		REMOVE
3065	*Acer saccharinum*	Silver Maple	18	5 - Poor	Lean, Crown Lean	Wood rot, Cavity	REMOVE



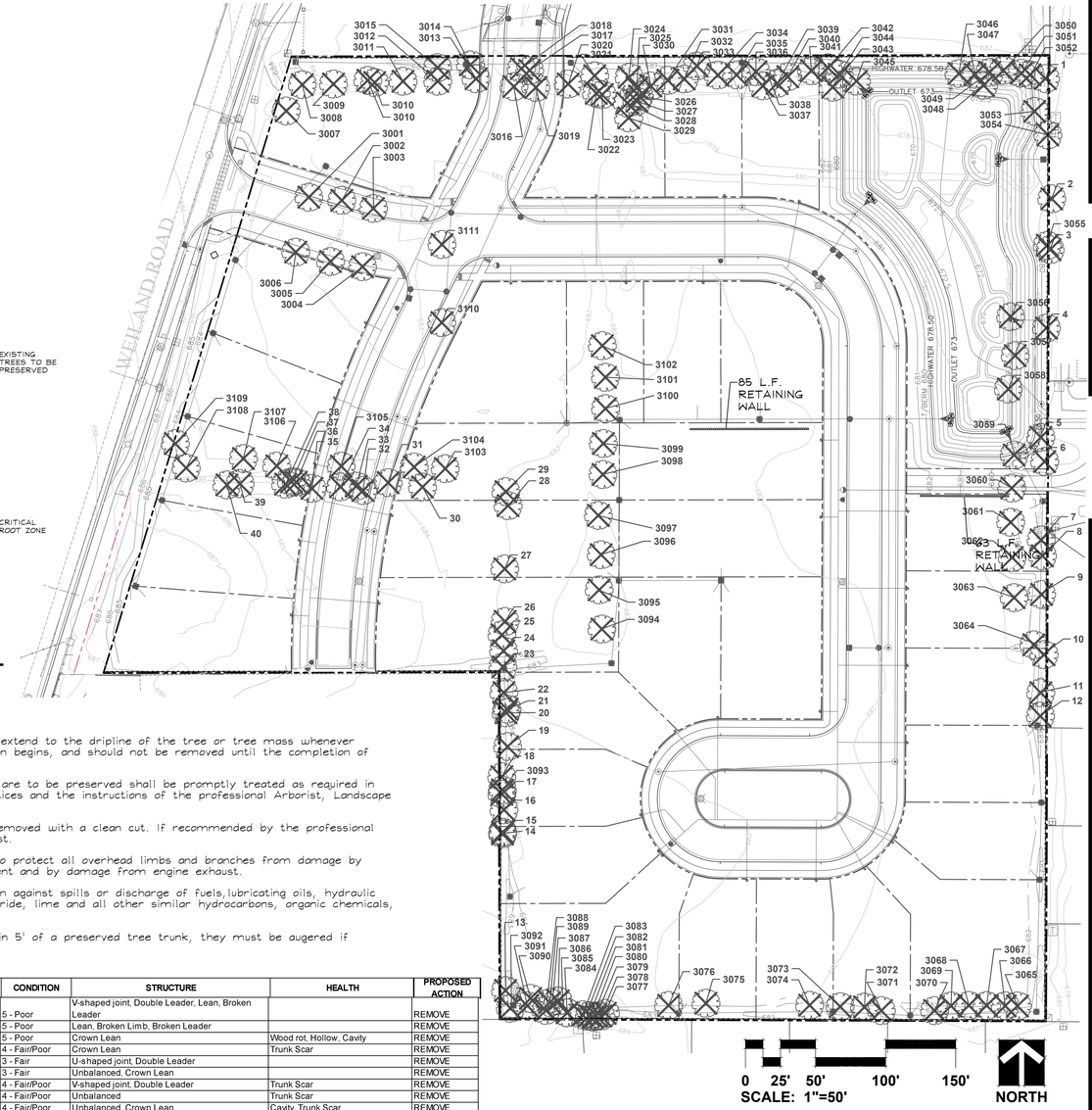
TREE PRESERVATION DETAIL

(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels,lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

TAG NO.	SCIENTIFC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
3066	*Acer saccharinum*	Silver Maple	18,12	5 - Poor	V-shaped joint, Double Leader, Lean, Broken Leader		REMOVE
3067	*Acer saccharinum*	Silver Maple	40	5 - Poor	Lean, Broken Limb, Broken Leader		REMOVE
3068	*Acer saccharinum*	Silver Maple	25	5 - Poor	Crown Lean	Wood rot, Hollow, Cavity	REMOVE
3069	*Acer saccharinum*	Silver Maple	29	4 - Fair/Poor	Crown Lean	Trunk Scar	REMOVE
3070	*Acer saccharinum*	Silver Maple	15,15	3 - Fair	U-shaped joint, Double Leader		REMOVE
3071	*Acer saccharinum*	Silver Maple	11	3 - Fair	Unbalanced, Crown Lean		REMOVE
3072	*Acer saccharinum*	Silver Maple	15,14	4 - Fair/Poor	V-shaped joint, Double Leader	Trunk Scar	REMOVE
3073	*Acer saccharinum*	Silver Maple	15	4 - Fair/Poor	Unbalanced	Trunk Scar	REMOVE
3074	*Acer saccharinum*	Silver Maple	42	4 - Fair/Poor	Unbalanced, Crown Lean	Cavity, Trunk Scar	REMOVE
3075	*Acer saccharinum*	Silver Maple	47	4 - Fair/Poor	U-shaped joint, Double Leader, Lean	Cavity	REMOVE
3076	*Acer saccharinum*	Silver Maple	39	4 - Fair/Poor	Unbalanced	Trunk Scar	REMOVE
3077	*Thuja occidentalis*	Arborvitae	5,4	4 - Fair/Poor	V-shaped joint, Double Leader	Trunk Scar	REMOVE
3078	*Thuja occidentalis*	Arborvitae	6,5,5	4 - Fair/Poor	Multi Leader, Crowded		REMOVE
3079	*Thuja occidentalis*	Arborvitae	5,4	4 - Fair/Poor	V-shaped joint, Double Leader	Trunk Scar	REMOVE
3080	*Thuja occidentalis*	Arborvitae	5,5	4 - Fair/Poor	U-shaped joint, Double Leader, Crowded		REMOVE
3081	*Thuja occidentalis*	Arborvitae	5,5	4 - Fair/Poor	U-shaped joint, Double Leader, Crowded		REMOVE
3082	*Thuja occidentalis*	Arborvitae	4,2	5 - Poor	V-shaped joint, Double Leader, Crowded	>50% dead wood	REMOVE
3083	*Thuja occidentalis*	Arborvitae	4,3,2	4 - Fair/Poor	V-shaped joint, Multi Leader, Crowded		REMOVE
3084	*Thuja occidentalis*	Arborvitae	5,3,2	4 - Fair/Poor	V-shaped joint, Double Leader, Crowded		REMOVE
3085	*Thuja occidentalis*	Arborvitae	4,4	4 - Fair/Poor	V-shaped joint, Double Leader, Crowded		REMOVE
3086	*Acer saccharinum*	Silver Maple	23	3 - Fair	Unbalanced		REMOVE
3087	*Thuja occidentalis*	Arborvitae	4,2	4 - Fair/Poor	V-shaped joint, Double Leader, Crowded		REMOVE
3088	*Thuja occidentalis*	Arborvitae	7	4 - Fair/Poor		30% dead wood	REMOVE
3089	*Acer saccharinum*	Silver Maple	25	4 - Fair/Poor	Lean, Unbalanced	Trunk Scar	REMOVE
3090	*Acer saccharinum*	Silver Maple	21	3 - Fair			REMOVE
3091	*Thuja occidentalis*	Arborvitae	6,3	4 - Fair/Poor	V-shaped joint, Double Leader, Crowded		REMOVE
3092	*Thuja occidentalis*	Arborvitae	4,4	4 - Fair/Poor	U-shaped joint, Double Leader		REMOVE
3093	*Fraxinus pennsylvanica*	Ash	6	5 - Poor	Unbalanced	Trunk Damage, Growing in Fence	REMOVE
3094	*Acer saccharinum*	Silver Maple	29	3 - Fair		Trunk Scar	REMOVE
3095	*Acer saccharinum*	Silver Maple	26	3 - Fair			REMOVE
3096	*Acer saccharinum*	Silver Maple	27	3 - Fair			REMOVE
3097	*Acer saccharinum*	Silver Maple	24	3 - Fair	Broken Limb		REMOVE
3098	*Acer saccharinum*	Silver Maple	25	3 - Fair			REMOVE
3099	*Acer saccharinum*	Silver Maple	31	3 - Fair			REMOVE
3100	*Acer saccharinum*	Silver Maple	17	3 - Fair	Crown Lean		REMOVE
3101	*Acer saccharinum*	Silver Maple	25	3 - Fair			REMOVE
3102	*Acer saccharinum*	Silver Maple	21	4 - Fair/Poor	Lean, Unbalanced	Trunk Scar	REMOVE
3103	*Acer saccharinum*	Silver Maple	30	4 - Fair/Poor	U-shaped joint, Double Leader, Lean, Crown Lean	Trunk Scar	REMOVE
3104	*Acer saccharinum*	Silver Maple	20	5 - Poor	Unbalanced, Crown Lean	Trunk Damage, Trunk Scar	REMOVE
3105	*Acer saccharinum*	Silver Maple	21	4 - Fair/Poor	Lean, Broken Limb		REMOVE
3106	*Acer saccharinum*	Silver Maple	17	5 - Poor		Hollow, Cavity	REMOVE
3107	*Acer saccharinum*	Silver Maple	23	4 - Fair/Poor	Unbalanced	Trunk Scar	REMOVE
3108	*Acer saccharinum*	Silver Maple	15	4 - Fair/Poor	Unbalanced	Cavity	REMOVE
3109	*Picea pungens*	Colorado Spruce	16,45'	3 - Fair		10% dead wood	REMOVE
3110	*Pyrus spp.*	Pear	8	3 - Fair	Unbalanced	10% dead wood	REMOVE
3111	*Pyrus spp.*	Pear	6	3 - Fair	Unbalanced		REMOVE



LEGEND

TREE TO BE PRESERVED

TREE TO BE REMOVED

TREE REPLACEMENT REQUIREMENT:
SIGNIFICANT TREES REMOVED: 28 CALIPER INCHES
4" CALIPER REPLACEMENT TREES: 14 TREES

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HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

TREE PRESERVATION PLAN

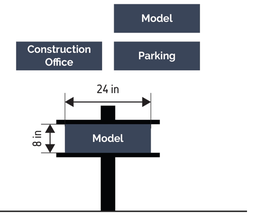
04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025
REVISIONS	

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L3.1

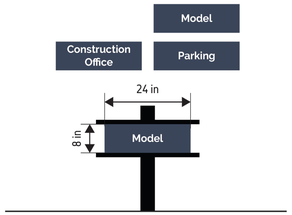
Know what's below. Call before you dig.

JOB/FIL
PLOT CONFIG:

P **PARKING SIGN**
NOT TO SCALE

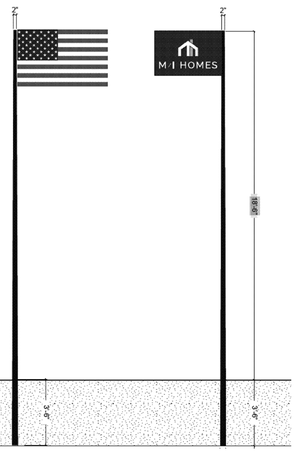


MP **MODEL PLACARD SIGN**
NOT TO SCALE



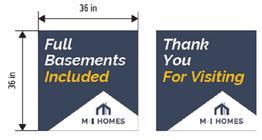
SP **SALES PLACARD SIGN**
NOT TO SCALE

T **TALL MARKETING SIGN**
NOT TO SCALE

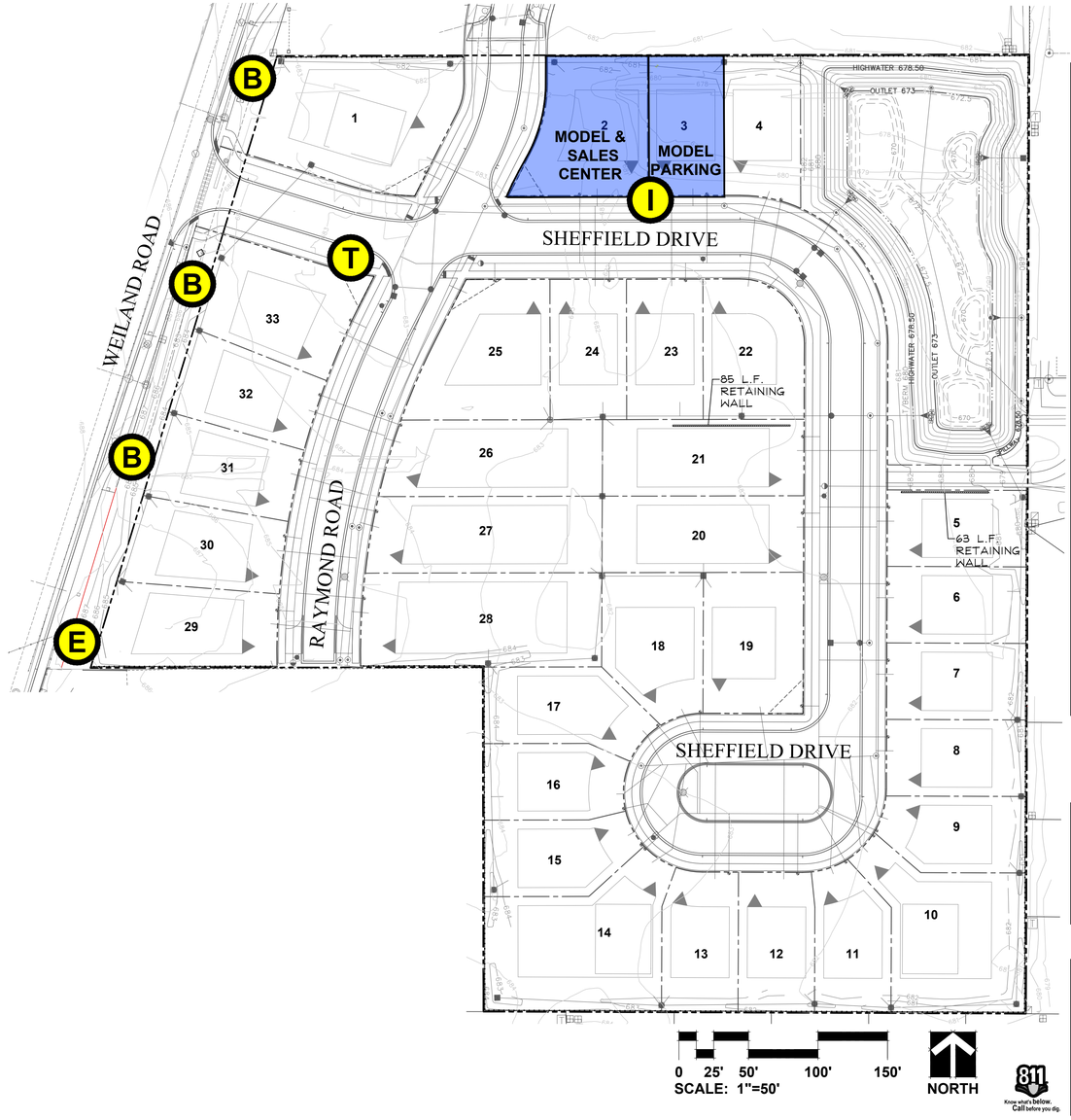


I **MODEL INFO CENTER SIGN W/ 2 FLAGPOLES**
NOT TO SCALE

E **ENTRANCE MARKETING SIGN**
NOT TO SCALE



B **MARKETING TRAIL 'BURMA SHAVE' SIGN**
NOT TO SCALE



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HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

MODEL SIGNAGE PLAN

04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

REVISIONS

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS

SHEET NO.
L4.1

XREFS:
PLOT CONFIG:

MODEL PLANT LIST

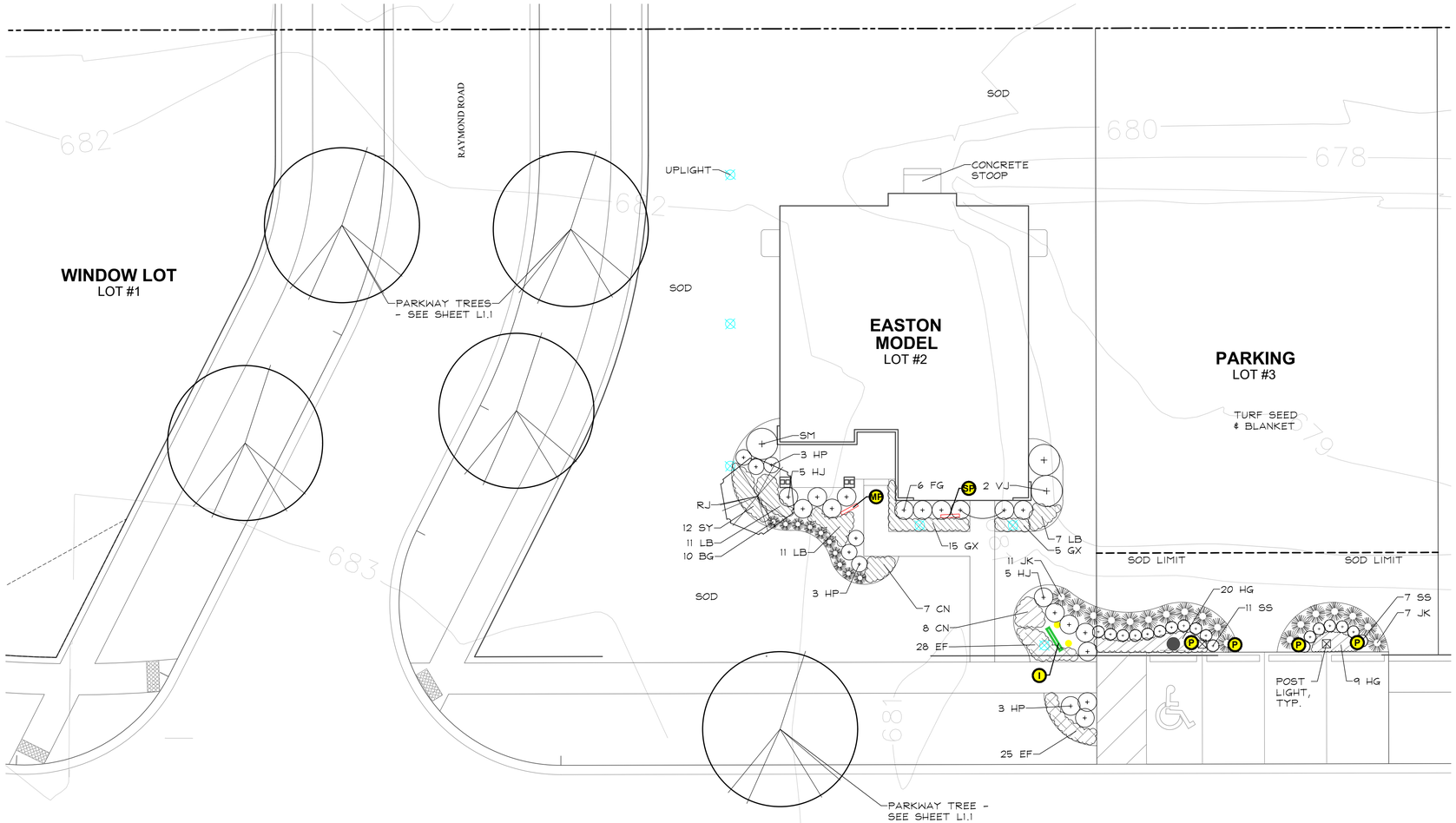
Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
RJ	1	Malus 'Jewelcole' RED JEWEL CRABAPPLE	8' Ht.	Multi-Stem
		DECIDUOUS SHRUBS		
FG	6	Fothergilla gardenii DWARF FOTHERGILLA	30" Tall	3' O.C.
HJ	10	Hydrangea paniculata 'Jane' LITTLE LIME HYDRANGEA	36" Tall	4' O.C.
HP	9	Hydrangea paniculata 'SMHPLOF' LITTLE QUICK FIRE HYDRANGEA	30" Tall	3' O.C.
SM	1	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	36" Tall	4' O.C.
VJ	2	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
		EVERGREEN SHRUBS		
BG	10	Buxus 'Green Gem' GREEN GEM BOXWOOD	24" Wide	2' O.C.
JK	18	Juniperus chinensis 'Daub's Frosted' DAUB'S FROSTED JUNIPER	30" Wide	4' O.C.
		PERENNIALS AND ORNAMENTAL GRASSES		
CN	15	Calamintha nepeta ssp. nepeta LESSER CALAMINT	#1	18" O.C.
GX	20	Geranium sanguineum 'Max Frei' MAX FREI BLOODY CRANESBILL	#1	18" O.C.
HG	29	Hemerocallis 'Going Bananas' GOING BANANAS DAYLILY	#1	18" O.C.
LB	29	Leucanthemum superbum 'Banana Cream II' BANANA CREAM II SHASTA DAISY	#1	18" O.C.
SY	12	Salvia nemerosa 'May Night' MAY NIGHT SALVIA	#1	18" O.C.
SS	18	Schizachyrium scoparium 'Prairie Blues' PRAIRIE BLUES LITTLE BLUESTEM	#1	24" O.C.
		GROUNDCOVERS		
EF	53	Euonymus fortunei var. 'Coloratus' PURPLE WINTERCREEPER	#1	12" O.C.
		MISC. MATERIALS		
	6.4	SHREDDED HARDWOOD MULCH	C.Y.	
	950	SOD	S.Y.	
	0.11	TURF SEED & BLANKET	AC.	
	9	UPLIGHTS	EA.	
	2	POST LIGHT	EA.	

LEGEND

- (I) **INFO CENTER SIGN W/2 FLAGPOLES** NOT TO SCALE
- (P) **PARKING SIGN** NOT TO SCALE
- (MP) **MODEL PLACARD SIGN** NOT TO SCALE
- (SP) **SALES PLACARD SIGN** NOT TO SCALE
- **UPLIGHT**
- **COACHLIGHT**

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. Irrigation will be installed to cover the whole lot.



MODEL LANDSCAPE PLAN

SCALE: 1"=10'

0 5' 10' 20' 30' NORTH

Know what's below. Call before you dig.

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HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

MODEL LANDSCAPE PLAN

04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

REVISIONS

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS

SHEET NO.

L4.2

XREFS

PLOT COMPIG

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area.

Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
50% Kentucky Bluegrass 98/85
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Ouner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/Municipality upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GRWA
GARY R. WEBER ASSOCIATES, INC.
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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CLIENT:
M/I HOMES
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS 60563

CIVIL ENGINEER:
PEARSON BROWN & ASSOC.
1850 W. WINCHESER ROAD, SUITE 205
LIBERTYVILLE, IL 60048

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS
LANDSCAPE SPECIFICATIONS

REVISIONS	
04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L5.1

811 Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:

M/I Homes of Chicago LLC		
Exterior Color Collections (Sadie Ridge - Hardie)		
Collection # 4		
Material:	Color/Style:	Manufacturer:
Lap - Siding	Pearl Gray	Hardie
Vertical - Siding	Gray Slate	Hardie
Roof	Moire Black	Certainteed
Roof - Metal	Black	ACM
Brick	Iron Vineyard	Glen-Gery
Stone	Oakfield Machine Cut	Eden Valders Stone
Exterior Trim (Default)		
Material:	Color/Style:	Manufacturer:
Front Door	Inkwell SW6992	Sherwin Williams
Exterior Trim	Artic White	Hardie
Soffit Fascia	White	ACM or Equal
Gutters	White	ACM or Equal
Garage Door	White	Wayne Dalton
Windows	White	MI Windows

Elevation B

Barclay

2360 s.f.

M/I HOMES

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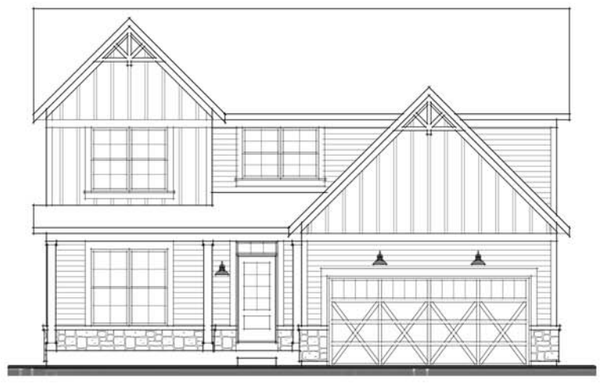
M/I Homes of Chicago

Elevation A

Eelvation B

Elevation C



Elevation D

Elevation E

Barclay
2360 s.f.

M/I HOMES
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Left Elevation

Right Elevation

Rear Elevation

Barclay

2360 s.f.

M/I HOMES

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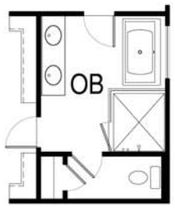
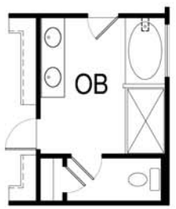
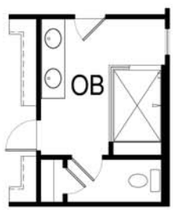


Owners Bath
Free-standng Tub



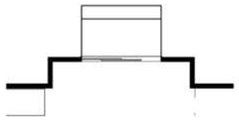
Owners Luxury
Bath



Owners Bath
Walk-in Shower

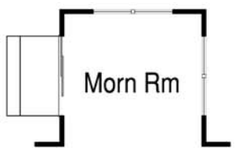
Fireplace

Dining Bay

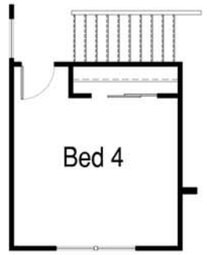


Breakfast Bay

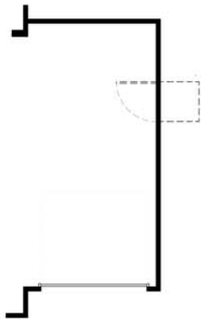
Garage Storage



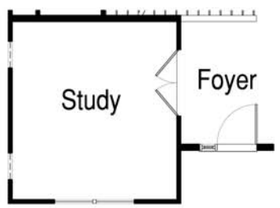
Morning Room



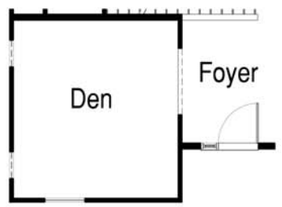
Bedroom 4



3-Car Garage

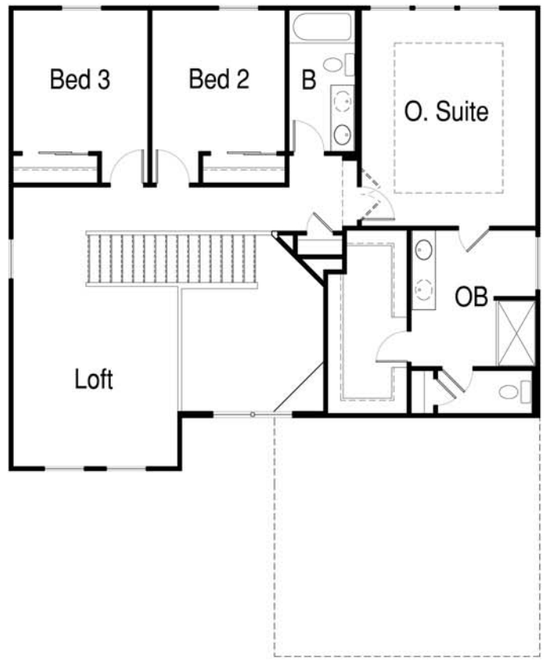


Study

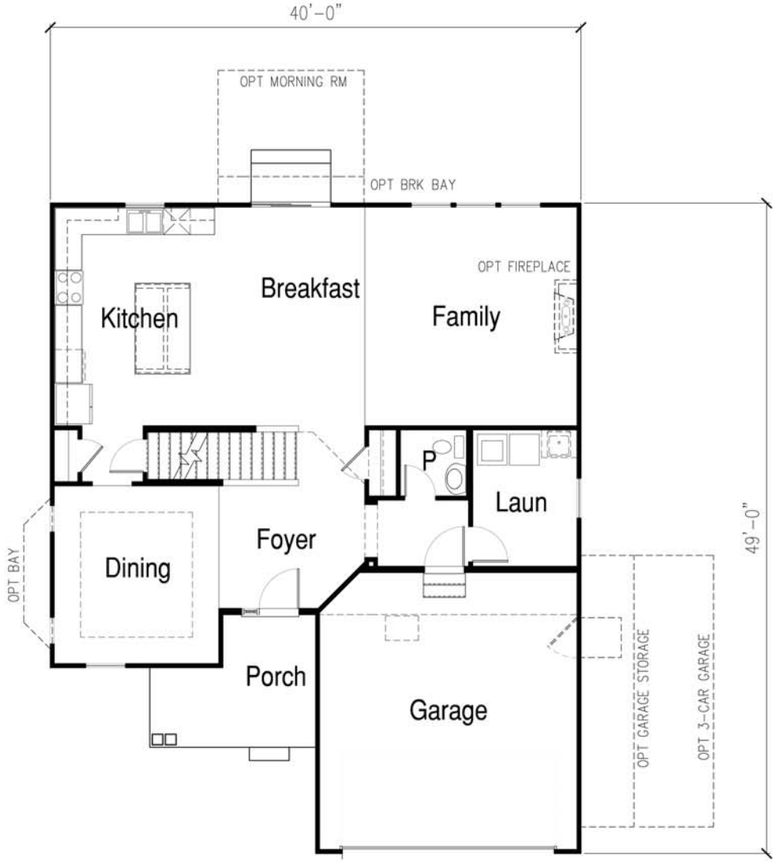


Den

Plan Options



Upper Floor Plan



Main Floor Plan

Barclay
2360 s.f.

M/I HOMES
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M/I Homes of Chicago

M/I Homes of Chicago LLC		
Exterior Color Collections (Sadie Ridge - Hardie)		
Collection # 8		
Material:	Color/Style:	Manufacturer:
Lap - Siding	Evening Blue	Hardie
Vertical - Siding	Evening Blue	Hardie
Roof	Moire Black	Certainteed
Roof - Metal	Black	ACM
Brick	Bourban Trail	Meridian
Stone	Oakfield Machine Cut	Eden Valders Stone
Designer Package Exterior Trim Upgrade Option:		
Material:	Color/Style:	Manufacturer:
Exterior Trim	Gray Slate	Hardie
Front Porch Columns	Gray Slate	Sherwin Williams (Match)
Soffit Fascia	Black	ACM or Equal
Gutters	Black	ACM or Equal
Garage Door (Painted)	Inkwell SW6992	Sherwin Williams
Windows	Black	MI Windows

Elevation A

Dunbar

2500 s.f.

M/I HOMES

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Elevation A

Eelvation B

Elevation C

Elevation D

Elevation E

Dunbar
2500 s.f.

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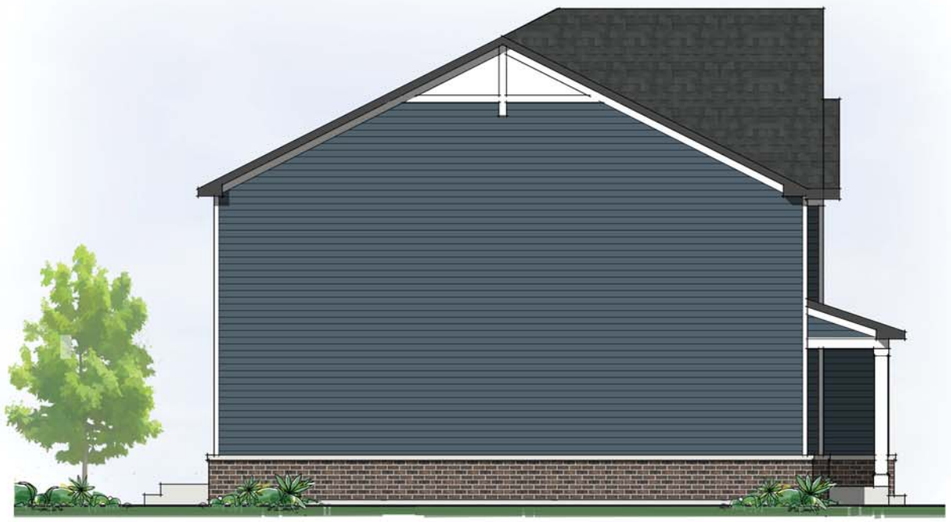

Left Elevation

Right Elevation

Rear Elevation

Dunbar
2500 s.f.

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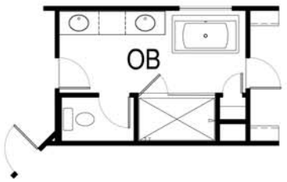
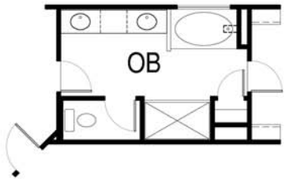
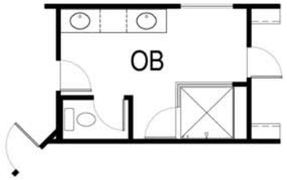


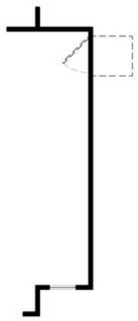
Owners Bath
Free-standng Tub



Owners Luxury
Bath



Owners Bath
Walk-in Shower

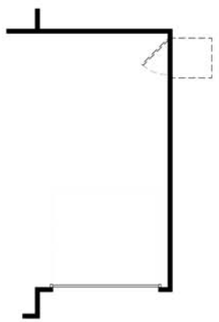


Garage Storage

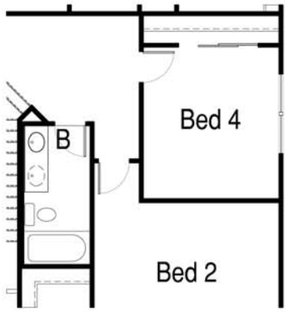
Morning Room

Breakfast Bay

Fireplace



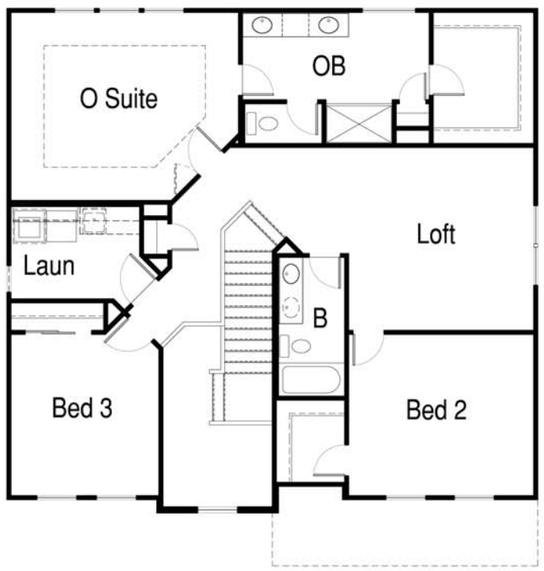
3-Car Garage



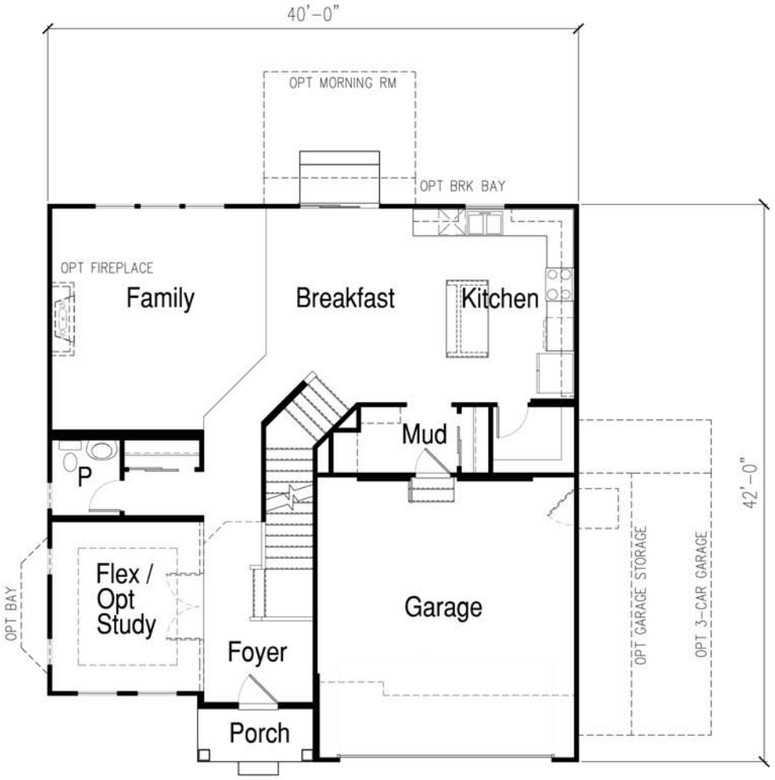
Bedroom 4

Flex Bay

Plan Options



Upper Floor Plan



Main Floor Plan

Dunbar
2500 s.f.

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M/I Homes of Chicago LLC		
Exterior Color Collections (Sadie Ridge - Hardie)		
Collection # 14 **Rustic** Farmhouse ONLY		
Material:	Color/Style:	Manufacturer:
Lap - Siding	Pearl Gray	Hardie
Vertical - Siding	Pearl Gray	Hardie
Roof	Moire Black	Certainteed
Roof - Metal	Black	ACM
Brick	Bourbon Trail	Glen-Gary
Stone	Oakfield Machine Cut	Eden Valders Stone
Designer Package Exterior Trim Upgrade Option:		
Material:	Color/Style:	Manufacturer:
Exterior Trim	Artic White	Hardie
Front Porch Columns	SW 7006 Extra White	Sherwin Williams (Match)
Soffit Fascia	Black	ACM or Equal
Gutters	Black	ACM or Equal
Garage Door (Painted)	Inkwell SW6992	Sherwin Williams
Windows	Black	MI Windows

Elevation E

Easton

2732 s.f.

M/I HOMES
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Elevation A

Eelvation B

Elevation C

Elevation D

Elevation E

Easton

2732 s.f.

M/I HOMES

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Left Elevation

Right Elevation

Rear Elevation

Easton

2732 s.f.

M/I HOMES

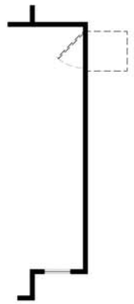
Welcome to Better

M/I Homes of Chicago

Owners Bath
Free-standng Tub

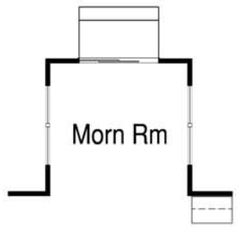
Owners Luxury
Bath

Owners Bath
Walk-in Shower



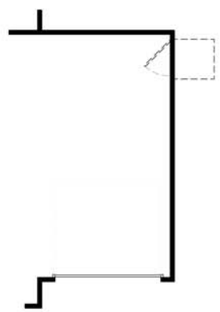
Garage Storage

Breakfast Bay

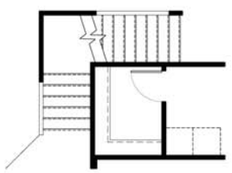


Morning Room

Fireplace



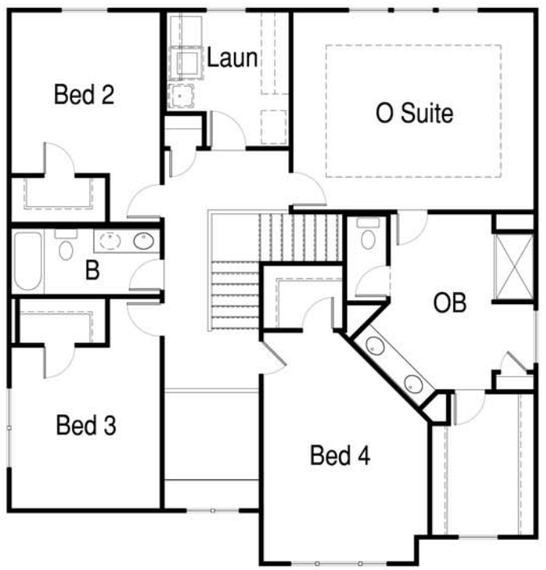
3-Car Garage



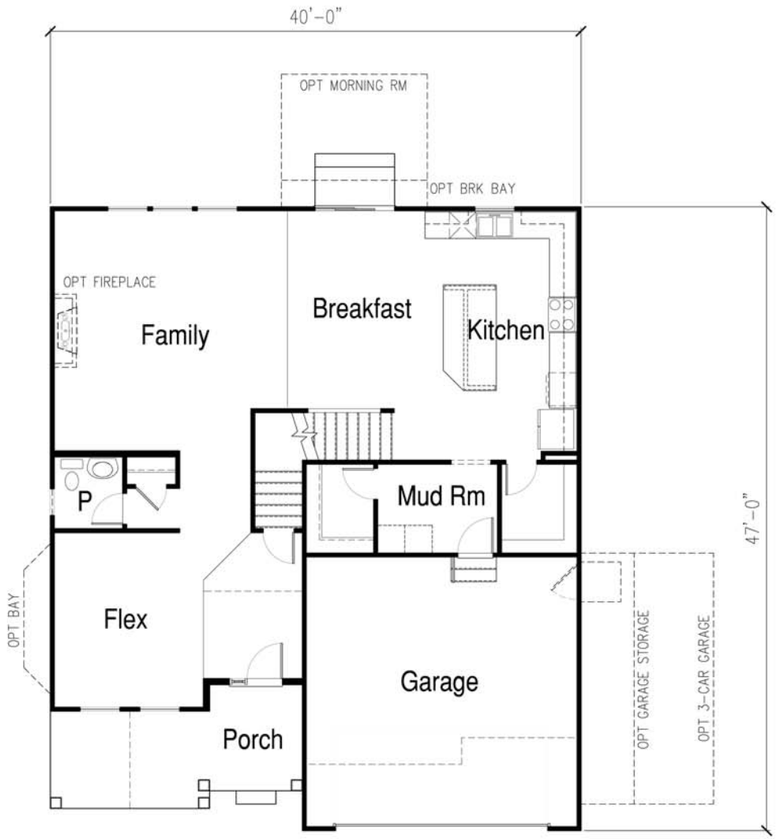
Open Stairs

Flex Bay

Plan Options



Upper Floor Plan



Main Floor Plan

Easton
2732 s.f.

M/I HOMES
Welcome to Better
M/I Homes of Chicago

_____

Development Name

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this ____ day of _____, 20__ by and between the VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation, and having its office at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois (hereinafter called "Village"), and __Developer's Name__, (hereinafter called "Developer").

WITNESSETH:

WHEREAS, Developer desires to improve the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property"), and in compliance with the Village's Development Ordinance, Developer has submitted to the Village certain (i) plans prepared by _____, who are registered professional engineers (the "Site Plan"), which Plans were approved by the Village pursuant to Ordinance No. _____ and (ii) additional plans and specifications prepared by _____ dated _____ and described in more detail in Exhibit "C" attached hereto and made a part hereof (the "Site Improvement Plans" and together with the Site Plan, the "Plans"); and,

WHEREAS, the Village is willing to approve said Plans, provided that this Agreement is executed to insure the completion of certain site improvements, as a condition precedent to the issuance of building permits for any buildings to be constructed on the Property.

NOW, THEREFORE, it is mutually agreed as follows:

1. Developer shall furnish, or cause to be furnished, at their own cost and expense, all the necessary material, labor, and equipment to complete the improvements listed on Exhibit "B" attached hereto, and all other site improvements not specifically set forth, which are required by applicable ordinances or agreements (collectively, the "Improvements"), all in a good and workmanlike manner and in accordance with all pertinent ordinances and regulations of the Village and in accordance with the Plans (including any subsequent revisions requested by the Developer and approved in writing by the Village pursuant to the Village's Development Ordinance). All utility lines and services to be installed in the street shall be installed prior to paving.

2. Attached hereto as Exhibit “D” is a complete cost estimate for the construction of the improvement described in Exhibit “B” hereto. No later than three (3) business days following the execution of this Agreement and prior to the issuance of Village Permits, the Developer shall deposit a Letter of Credit acceptable to and in a form and substance approved by the Village in the original amount of _____ and __/100 Dollars ($_____.__), as further described in Paragraph 9 herein (the “Letter of Credit”).

3. All work shall be subject to inspection by and the approval of the Village Engineer. It is agreed that the contractors who are engaged to construct the Improvements are to be approved by the Village Engineer and that such approval will not be unreasonably withheld.

4. The Developer has paid or will pay the Village a Review and Inspection Fee, as required by Ordinance. It is understood that said fee is based on the amount of the contracts or cost estimate for those items in Exhibit “B”.

5. Prior to the time the Developer or any of its contractors begin any of the work provided for herein, the Developer, and/or its contractors shall furnish the Village with evidence of insurance covering their employees in such amounts and coverage as is acceptable to the Village. Nothing herein shall waive any immunities the Village May assert in response to or defense of any such claim.

In addition, by its execution of this Agreement, the Developer agrees to protect, indemnify, save and hold harmless, and defend the Village and its employees, officials, and agents, against any and all claims, costs, causes, actions, and expenses, including but not limited to reasonable attorney's fees incurred by reason of a lawsuit or claim for damages or compensation arising in favor of any person, corporation or other entity, including the employees or officers or independent contractors or sub-contractors of the Developer or the Village, on account of personal injuries or death, or damages to property occurring, growing out of, incident to, or resulting directly or indirectly, from the performance of the work of the Developer, independent contractors or sub-contractors or their officers, agents, or employees. The Developer shall have no liability or damages for the costs incident thereto to the extent caused by the sole negligence or intentional misconduct of the Village, its independent contractors or sub-contractors or their officers, agents, or employees.

6. Subject to Force Majeure (as defined herein), Developer shall cause the Improvements to be completed within twenty-four (24) months following the date of this Agreement (except any Improvements for which specified time limits are noted on the Plans, which shall be completed within the specified time limits shown on the Plans). "Force Majeure" as used herein shall mean a delay in Developer's performance hereunder caused by a strike or labor problem, energy shortage, governmental pre-emption or prescription, national emergency, or any other cause of any kind beyond the reasonable control of Developer. If work is not completed within the time prescribed herein, the Village shall have the right to call upon the Letter of Credit, in accordance with its terms, for the purpose of completing the Improvements. Upon completion of the Improvements herein provided for, as evidenced by the certificate or certificates of the Village President and Board of Trustees, the Village shall be deemed to have accepted said Improvements, and thereupon, the Letter of Credit shall automatically be reduced to serve as security for the obligations of the Developer as set forth in Paragraph 7 hereof. The Developer shall cause its consulting engineers to correct drawings to show work as actually constructed and said engineers shall turn over high quality Mylar reproducible copies thereof to the Village to become the Village's property prior to acceptance of the Improvements by the President and Board of Trustees.

7. The Developer, for a period of one year beyond formal acceptance by the Village of any Improvement, described in Exhibit "B" hereof, shall be responsible for maintenance, repairs and corrections to such Improvements which may be required due to failures or on account of faulty construction or due to the Developer's negligence and/or its contractors' negligence. The obligation of the Developer hereunder shall be secured by the Letter of Credit as further described in Paragraph 9 hereof.

8. It is agreed that no occupancy permit shall be granted by any official for the construction of any structure until all required utility facilities set forth in the Plans (to include, but not by way of limitation, sanitary sewer, water and storm sewer systems) have been installed and made ready to service the Property; and that all roadways (to include curbs) set forth in the Plans that provide access to the Property have been completely constructed, except for the designed surface course. It is understood and agreed that building permits may be granted for buildings on specific lots to which utility facilities have been installed and made ready for service and to which roadways have been constructed as described

above, notwithstanding the fact that all improvements within the Development may not be completed.

9.A. The obligations of the Developer hereunder as to the deposit of security for the completion of the Improvements and the one year maintenance of said Improvements after acceptance by the Village (Paragraph 7) shall be satisfied upon delivery to the Village of a Letter of Credit in favor of the Village in a form acceptable to the Village, in the amount set forth in Paragraph 2 above. The Letter of Credit shall be made subject to this Agreement. The Developer hereby waives its option pursuant to 30 ILCS 550/3 and 65 ILCS 5/11-39-3 to utilize any type of security other than a Letter of Credit.

B. In addition to the terms, conditions, and covenants of the Letter of Credit, the Village hereby agrees to draw funds or to call said performance guarantee under such security solely for the purpose of payment for labor and materials supplied or to be supplied, by engineers, contractors, or subcontractors, to, or for the benefit of the Developer or the Village, as the case may be, under the provisions of this Agreement and the said Improvements for which payment is being made shall have been completed, or will be completed, in substantial accordance with the Plans.

C. The Village further hereby agrees that to the extent that the Developer causes the commitments of this Agreement to be completed, the outstanding liability of the issuer of the Letter of Credit shall during the course of construction of the Improvements, approximate the cost of completing all Improvements and paying unpaid contract balances for the completion of the Improvements referred to in this Agreement.

Until all required tests have been submitted and approved by the Village for each of the construction elements including, but not limited to, earthwork, street pavements, parking area pavements, sanitary sewers and water mains (as applicable), a minimum of that portion of the surety for each element shall be subject to complete retention. All Improvements are subject to a minimum fifteen (15%) percent retention until final acceptance by the Village.

D. In order to guarantee and warranty the obligations of Paragraph 7 herein, an amount equal to fifteen (15%) percent of the total amount of the Letter of Credit, or an amount equal to fifteen (15%) percent of the cost estimate of the individual Improvement(s) shall be retained in the Letter of Credit for a period of one-year beyond formal acceptance by the Village of the Improvement(s).

E. As a portion of the security amount specified in Paragraph 2, the Developer shall maintain a cash deposit with the Village Clerk in the amount of ___ Thousand Dollars ($__,000.00). If roads are not maintained with a smooth and firm surface reasonably adequate for access of emergency vehicles such as fire trucks and ambulances, or if any condition develops which is deemed a danger to public health or safety by the Village of Buffalo Grove due to the actions of the Developer or his failure to act; and after written notice of this condition, the Developer fails to immediately remedy the condition; then the Village may take action to remedy the situation and charge any expenses which results from the action to remedy the situation to the cash deposit. Upon notification that the cash deposit has been drawn upon, the Developer shall immediately deposit sufficient funds to maintain the deposit in the amount of XX Thousand Dollars ($,000.00). If the Developer has not made the additional deposit required to maintain the total cash deposit within three (3) days from the date he received notice that such additional deposit was required, it is agreed that the Village may issue a Stop Work Order or also may revoke all permits which the Developer had been granted. This cash deposit shall continue to be maintained until the maintenance guarantee period has lapsed. The deposit may be drawn upon by the Village if the conditions of this Agreement are not met by the Developer within five (5) days after receipt of a written notice of noncompliance with the conditions of this Agreement, except in cases of danger to public health and safety as determined by the Village, in which case, the deposit may be drawn upon immediately following notice to the Developer and his failure to immediately remedy the situation. After termination of the one-year maintenance period and upon receipt by the Village Clerk of a written request for release of the deposit, the Village will either notify the Developer that the Improvements are not in a proper condition for final release of the deposit, or shall release the deposit within fifteen (15) days.

F. In addition to the terms, covenants, and conditions of the Letter of Credit, the Developer hereby agrees that no reduction shall occur in the outstanding liability of the issuer there under, except on the written approval of the Village; however, in all events, the Village shall permit such Letter of Credit to expire, either by its terms, or by return of such Letter of Credit to the Developer, upon the expiration of one (1) year from the acceptance of the Improvements referred to herein by the Village.

To the extent that the provisions of Paragraph 9 herein, and of the Letter of Credit, permit the Village to draw funds under such Letter of Credit, the Village hereby agrees to reduce the outstanding liability of the issuer of the Letter of Credit to the extent that funds are disbursed.

10. Any Letter of Credit shall provide that the issuer thereof shall not cancel or otherwise terminate said security without a written notice being given to the Village between thirty-(30) days and forty-five (45) days in advance of termination or cancellation.

11. No occupancy permit shall be issued until all exterior lighting specified on Exhibit "C" is installed and operational.

12. The Developer acknowledges that he is responsible for the proper control of weeds, grass, refuse, and junk on all property which he owns within the Village in accordance with Chapter 8.32 of the Buffalo Grove Municipal Code. It is further agreed that the Developer shall continue to be responsible for the proper maintenance of any parcels of property for which the Developer transfers ownership to the Village until such time as the development's Improvements are accepted by the Village in writing in accordance with the provisions of this Agreement.

If the Developer fails to perform his maintenance responsibilities established in either this paragraph or Chapter 8.32, the Village may provide a written notice to the Developer of the improper maintenance condition. If proper maintenance is not completed within ten (10) days after the Developer is provided this notice, the Village may perform the maintenance and deduct the costs of the maintenance from the cash deposit described in Paragraph 9E.

13. The Developer agrees that no Improvements constructed in conjunction with this project are sized or located in such a way as to warrant any recapture payment to the Developer pursuant to any applicable previous agreements.

14. This Agreement shall automatically terminate and be of no further force and effect with respect to Developer or the Property upon the expiration of the one year maintenance period, and upon such termination the parties hereto shall have no further obligations to the other, except for the Village's obligation to return the Letter of Credit and cash deposit to Developer or otherwise notify the issuer of the Letter of Credit of the expiration of the Letter of Credit. The period commencing on the date set forth

in the preamble to this Agreement and expiring on the expiration of the one year maintenance period is referred to herein as the "Term".

15. This Agreement and the obligations contained herein are in addition to, and not in limitation of, all other agreements between the Parties hereto including, without limitation, the Preliminary Plan or Annexation Approval Ordinance No. dated _____, and the obligations contained therein.

16. Neither party shall cause this Agreement (or any memorandum hereof) to be recorded against the Property.

17. Neither party shall assign this Agreement or any of its terms without the prior, express and written consent of the other party. Furthermore, no assignment of the Developer's obligations shall be effective unless and until the Village approves the language of any proposed assignment and substitute security in the amounts required by this Agreement.

IN WITNESS WHEREOF, the Village has caused this Agreement to be executed, as has the Developer, all as of the date first above written.

VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation

By _____

Village President

DEVELOPER:

Developer Name
Address Line 1
Address Line 2

By: _____

Name: _____

Title: _____

_____

(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

KNOWN AS: **_____, BUFFALO GROVE, ILLINOIS**

PERMANENT INDEX NUMBER: 00-00-000-0000

AREA = _____ SQ. FT. OR _____ ACRES

_____

(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT B

All improvements set forth and depicted in the Plans, both public and private, including (to the extent applicable) earthwork, grading, roads or streets, parking lots, areas and/or parking facilities, sidewalks, sanitary and storm sewers, water main, drainage and storm water detention facilities, site grading, street lighting, landscaping, survey monuments and benchmarks.

_____

(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering and Landscaping Plans prepared by: _____

Entitled: _____

Consisting of: ____ sheet(s), last revised _____

(see following pages)

_____

(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT D

Engineers Opinion of Probable Costs

(see following pages)

VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT

Meeting Date:	December 17, 2025
Subject Property Location:	301 Weiland Road, Buffalo Grove, IL 60089 20311 N. Weiland Road, Prairie View, IL 60089
Petitioner:	Greg Collins, M/I Homes of Chicago, LLC
Prepared By:	Nicole Woods, Community Development Director Kelly Purvis, Deputy Director of Community Development Andrew Binder, Associate Planner
Request:	The petitioner seeks approval of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning, and Sign Codes to construct a 33-unit single-family development on the subject properties.
Existing Lane Use and Zoning:	The site features the Schwaben Center building and soccer fields, zoned as R-7. It also includes a single-family home and is currently zoned R-1 Residential in unincorporated Lake County.
Comprehensive Plan:	The Village Comprehensive Plan designates the Schwaben property as Public/Semi-Public and the unincorporated single-family property as Single Family Detached.

PROJECT BACKGROUND

M/I Homes of Chicago, LLC, is the contract purchaser of 8.6 acres of land at 301 Weiland Road and 20311 N Weiland Road, as shown in Figure 1. The development area is comprised of two parcels: a 7.7-acre lot at 301 Weiland Road, currently improved with the Schwaben Center building and soccer fields, and a 0.9-acre lot at 20311 Weiland Road, which has a single-family home on it and is in unincorporated Lake County. The unincorporated property would be annexed into Buffalo Grove as part of the project.

Figure 1: Subject Area for Highbury Club

The developer is proposing to construct an infill development project that includes 33 single-family homes on the property, called Highbury Club. The project will require annexation and rezoning of the 20311 Weiland Road property and approval of an Annexation and Development Agreement, a Residential Planned Unit Development, Preliminary Plan approval and the following Variations from the Development, Zoning, and Sign Codes:

a. A Variation to Section 16.30.050 of the Development Ordinance to allow a cul-de sac with a maximum length of greater than 500 feet and diameter of less than 120 feet; and
b. A Variation to Section 16.50.070 of the Development Ordinance to allow the proposed streets to have a grade of less than 1.0% and a slope of less than 0.6%; and
c. Variations to Section 17.40.030.C of the Zoning Ordinance to allow reduced interior side, corner side, and rear yard building setbacks as well as reduced lot areas and lot widths; and
d. A Variation from Section 17.28.050 E of the Zoning Ordinance to allow a single-family residential planned unit development to exceed the dwelling units per acre permitted; and
e. A Variation to Section 14.16.010 of the Sign Ordinance to allow a residential development sign in the R-7 District and to allow the sign to exceed the height limitation and be placed within the required setback area.

The project was presented to the Village Board for a referral to the Planning and Zoning Commission on May 19, 2025. The Board supported the project, mentioning that the development is suitable for the area and will fit seamlessly within the surrounding neighborhood context. The Board highlighted the need to consider exterior colors and maintain variety in the elevations to avoid monotony. In response to these comments, the proposed plan has been revised with more windows on the side elevations and additional architectural detailing on the side and rear elevations.

Below is a summary of the project along with the petitioner's requests.

PLANNING & ZONING ANALYSIS

Plan Overview

The 33-unit single-family home development will be laid out over the 8.6 acres, as shown in Figure 2. The development will consist of two-story detached single-family homes in three model types, with floor plans ranging from 2,360 to 2,732 square feet. The base models include 3-4 bedrooms and 2.5 bathrooms, with a front-loaded two-car garage. Options are available for buyers to choose an additional Morning Room, Breakfast Bay, or a 3-car garage, allowing customization to suit different needs and price points. However, home customization will be limited by setback restrictions and lot location. The developer has indicated that they plan to market these single-family homes to young couples or growing families.

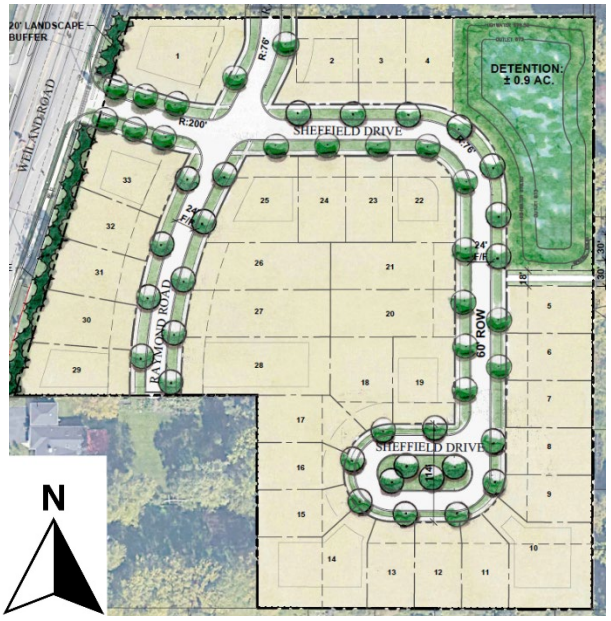


Figure 2: Site Plan of Highbury Club

Land Use & Zoning

The proposed plan aligns with the 2009 Comprehensive Plan, surrounding land uses, development patterns, and zoning. The 2009 Comprehensive Plan calls for the property to be a mix of single-family detached and public/semi-public (anticipating that the Schwaben Center would remain on the property). The surrounding land uses and zoning are detached and attached single-family homes (Fairview Estates, Ridgewood, Woodstone Townhomes, and Lexington Hills) with the

R-5, R-9, and R-7 zoning classifications, respectively, as shown in Figure 3. The Schwaben site is currently classified as R-7 Dwelling District, and the developer is requesting the same R-7 zoning designation for the unincorporated portion of the site upon annexation. The R-7 has the same setback requirements as the R-5 District to the north and is an appropriate designation for the area given surrounding density.

Figure 3: Subject Property with Surrounding Zoning

The proposed density for Highbury is 3.8 units per acre, which is compatible with the surrounding neighborhood, including Fairview Estates to the north (4.41) and Ridgewood single-family to the south/southeast (3.68). The proposed development has a density that matches the surrounding development pattern, as the single-family homes will be on smaller lots that blend well with the adjacent single-family homes and provide a transition to the denser townhomes surrounding the site.

Site Design & Access

Access to the site is provided on the west off of Weiland Road and to the north connecting to Raymond Road. Internal sidewalks will be installed along the frontage of the homes throughout the site, and a bike path will connect the development to the Ridgewood subdivision path to the east. The site also has a 20-foot landscape buffer along Weiland Road to minimize traffic noise for the residents.

The development seeks to create a community that reflects the area's character, fits in with the surrounding neighborhood, meets market demand and addresses Village requirements while working within the project constraints inherent to infill projects including restricted configurations, detention requirements, irregular shape and sized lots. Staff believes the development is an appropriate addition to the neighborhood in terms of scale and layout. The smaller lot single-family homes will provide housing variety to the single-family market in the Village and fit within the overall context of the area.

The developer has also provided a future development plan showing how the two single-family lots to the south of the site along Weiland Road can be integrated into the development in the future via six additional single-family homes along a cul-de-sac.

Zoning Ordinance Variations

Given the infill nature of the proposed development, site constraints, and housing typology of these small lot single-family homes, the developer is requesting zoning variances from the R-7 Zoning District for lot sizes and side and rear yard setbacks to accommodate the development's design, as shown in Figure 4 and the table provided.

Zoning Standard	R-7	Highbury Club
Minimum Interior Yard Setback	6 FT Minimum / 14 FT Combined	**6.5 FT / 13 FT Combined***
Minimum Corner Yard Setback	25 FT Minimum / 31 FT Combined	**20 FT / 26.5 FT Combined***
Minimum Rear Yard Setback	35 FT	**25 FT***
Minimum Lot Areas Per Unit (single family)	7,200 SF	**5,392 SF (Smallest Lot)* 7,129 SF (Average)**
Minimum Lot Width	60 FT	**55 FT***

Variation Requested*

smart. with heart.
50 Raupp Boulevard, Buffalo Grove, IL 60089 847-459-2500 vbg.org

Staff supports the requested zoning variations because the overall layout of the development fits within the context of the neighborhood, as discussed above. While variations from the R-7 requirements are needed, the variations are minor and are common for infill projects, as space constraints often prevent compliance with setbacks and lot-size requirements. It is especially common for homes within the cul-de-sac to have smaller lot widths due to the geometry of the cul-de-sac.

Similar variances for lot width, lot size, and rear yard setbacks of 25 feet were approved for Link Crossing's single-family homes. Additionally, the Fairview Estates subdivision, located north of the site, has setbacks similar to those proposed for Highbury: a front-yard setback of 25 feet, side-yard setbacks of 7 feet, and a rear-yard setback of 35 feet. The lot widths and lot area of Fairview Estates are also similar to those of Highbury's lots, as most of the lot widths are under 60 feet and under 7,200 square feet. The requested variations are reasonable and consistent with the zoning district's intent and the surrounding area.

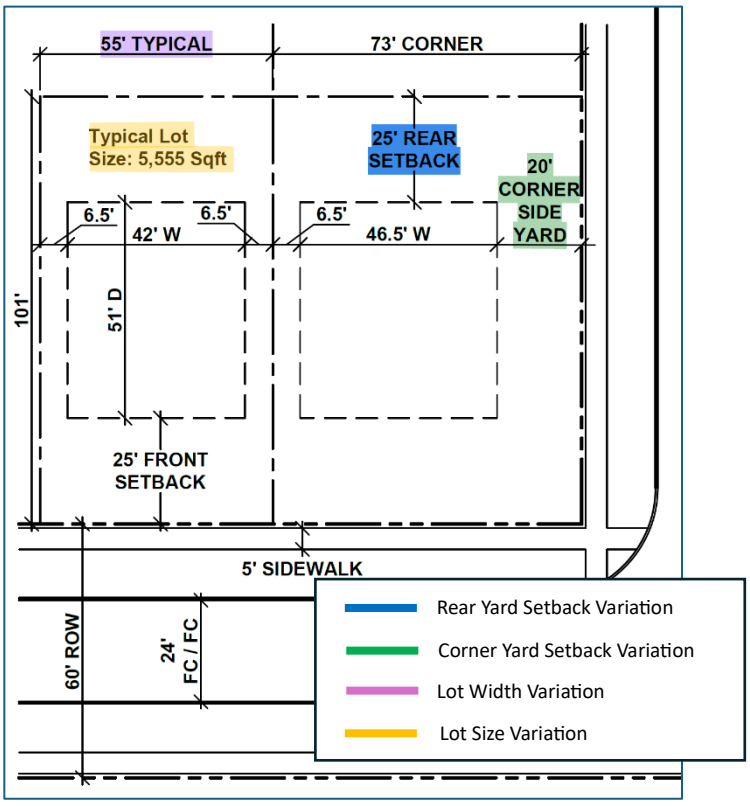


Figure 4: Requested Zoning Variations

Development Ordinance Variations

Similar to the Zoning Ordinance, this project requires variances from the Development Ordinance due to site constraints. The Village Code states that cul-de-sacs should not exceed 500 feet. In this case, the distance from the Raymond Road and Sheffield Drive intersection to the cul-de-sac's midpoint is approximately 720 feet. Additionally, the Village Code requires each cul-de-sac to end in a nearly circular shape with a right-of-way diameter of at least 120 feet. The proposed cul-de-sac measures 114 feet in diameter at its narrowest point. The developer requests a variation to accommodate the cul-de-sac length and diameter, considering the site's configuration.

The second request concerns the Village Development Code requirements for street slopes, which require streets to have a minimum 1% slope to ensure proper drainage and prevent ponding. The developer seeks a variation to allow street grades of 0.6% in certain areas. This slope is within acceptable engineering standards, as IDOT generally allows 0.5%. With slopes at 0.6% drainage on the roads will still be effective.

Both of the requested variations to the Development Ordinance have been reviewed by the Village engineering team and are reasonable given the constraints of the site. The plans generally align with the intent of the Development Ordinance.

Traffic, Vehicular Access & Parking

The Traffic Impact Study prepared by KLOA indicates that the roadway system generally has sufficient capacity to accommodate the traffic from the development and that the site-generated traffic is expected to have minimal impact on the external street network's operations. No additional roadway improvements

or traffic control modifications are required. Access to the site will be provided via two full access points, the west full access along Weiland Road and another access drive by connecting Raymond Road to the north of the site.

Each home will include a 2-car garage (66 spaces), along with a driveway capable of holding at least 4 cars (132 spaces), for a total of 198 parking spaces. The code requires 2 spaces per unit, totaling 66 spaces for the entire project. The proposed parking exceeds the Village's requirement and is sufficient for future residents. The parking spaces will adequately support the development's needs and align with other single-family home developments in Buffalo Grove.

Pedestrian Connectivity

An interior sidewalk network will be installed throughout the development, and a bike path will be incorporated to connect with the existing path to the east in the Ridgewood Subdivision. As part of the Highbury project to meet IDOT roadway design requirements for the planned left-turn lane, the existing mid-block pedestrian median and Rectangular Rapid Flashing Beacon (RRFB) will be removed. Originally, the crossing accommodated significant pedestrian traffic from soccer tournament parking. However, with the development of the new subdivision, these parking accommodations will be eliminated, and pedestrian travel patterns are expected to change. Consequently, usage of the mid-block crossing is projected to decrease to a point where a signalized crossing is no longer necessary. Additionally, the current traffic signal at Pauline Avenue, about 550 feet north of the existing mid-block crossing, already facilitates protected pedestrian movements. For these reasons, staff recommends removing the RRFB to ensure roadway safety and compliance with state design standards for the new left-turn lane.

Elevations

The proposed single-family home elevations blend contemporary and farmhouse architectural styles. High-quality fiber cement siding is the primary building material, wrapping all four sides of the homes, along with a stone or brick veneer wainscot. Architectural detailing, varying roof lines and building articulation enhance the appeal and give the elevations a more upscale appearance. Three neutral color palettes are provided for the three model types, as shown in Figure 5. Each model home offers five different elevations to choose from.

Figure 5: Proposed Elevations

Landscaping & Open Space

The petitioner is proposing a substantial landscape buffer along Weiland Road featuring a variety of ornamental and evergreen trees and shrubs, ornamental grasses, and perennials. The subdivision sign at the entrance to the development will be landscaped at its base, and new parkway trees are proposed throughout the development as required by Code. The detention basin will feature a variety of native and

wetland seed mixes and plantings as well. The landscape plan will be finalized in collaboration with the Village Forester prior to approval of final engineering for the project. Approximately 13% of the development site will be open space, including the detention basin area.

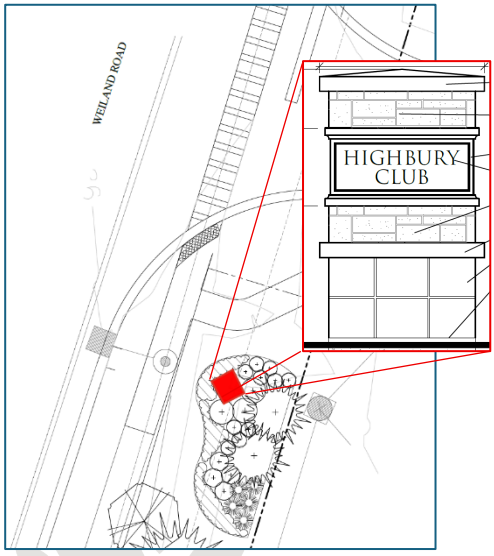
M/I Homes has included a model landscape plan, which would be in place while the subdivision is under construction and the homes are being sold.

Based on feedback from their neighborhood meeting, the petitioner is proposing a 5-foot-tall privacy fence around the development's perimeter. Staff has no concerns with the request as it is a common feature for single family lots and will serve as a buffer for the surrounding properties. However, Staff is suggesting a condition of approval that the fence must comply with all Village requirements and cannot encroach within the front yard or corner side yard of any of the lots, as is currently shown in the landscaping plan. This modification to the plan will be made prior to approval of the final engineering for the project.

Signage

The developer has submitted a sign package, which includes temporary development signs to advertise the development while under construction. These signs will require an annual permit submission and will only be permitted until owners occupy the single-family homes. The temporary sign package includes an entrance marketing sign on Weiland Road, three "Burma Shave" marketing signs also along Weiland Road, signage for the model home and parking within the development, and flagpoles at the model home. The temporary signs comply with the Code, provided that the signs along Weiland Road maintain a 10-foot setback from the property line.

A permanent sign is also proposed and will be installed at the main entrance to the development on Weiland Road. The sign will be constructed of precast concrete and natural stone and will be landscaped around the base as required by Code. A variation will be needed for this sign since the Village's Sign Code does not permit subdivision signs in single-family districts. Furthermore, the Sign Code limits freestanding signs in residential districts to 5 feet in height and must be placed within the buildable area of the property, and not within required setbacks. The proposed sign is 6'-3" and is located within the 20-foot landscape buffer along Weiland Road. Staff supports the variation requests because the sign is small, well designed, and will help to identify the neighborhood. Additionally, due to the small size of the sign, placing it 25 feet from the property line along Weiland Road, as per the Code, would make it difficult to see.



Engineering & Stormwater

The proposed development will connect to the Village's existing water and sanitary lines. A detention basin is planned at the site's northeast corner to manage stormwater. To meet their total detention storage requirements, the developer will also be paying the Village for stormwater storage volume that was created with modifications to the Ridgewood basin as part of recent Village improvements. The Village Engineer has reviewed the preliminary engineering plans, and they are in acceptable form for this phase of the development process. The plans will be further refined in cooperation with our engineering team to address outstanding comments on stormwater detention, landscaping, and utilities during Final

Engineering. The developer will also coordinate with and receive required approvals from other governmental agencies as appropriate.

Fiscal Impact Analysis

The developer has provided a detailed fiscal impact analysis. The analysis includes assessments for impacts to the Village, Park District, and School District 102 and 125, which have been shared with the respective districts. The analysis incorporates population and student generation projections based on the Village Code, as well as actual data from the Link Crossing development, which was also in D102 and D125.

The report concluded that the proposed development would have a fiscally positive impact on the Village and Park District and a positive to neutral impact on the school districts. For D102, Highbury Club is projected to generate 27 K-8 students, resulting in a district annual operating surplus of $12,571. M/I Homes has agreed to increase their impact fees to offset the costs within the first few years the development is occupied, prior to property taxes and state funding revenues kicking in. For D125, Highbury Club is projected to generate 12 high school-aged children, resulting in a yearly operating surplus of $96,196. The fiscal impact analysis was also assessed using a multiplier based on the actual number of students generated from the single-family homes within the Link Crossing development, estimating that the development would produce 25 students for D102 and 10 students for District 125 (less than the Village Code projections).

Departmental Reviews

Village Department	Comments
Building	The Building Division has reviewed the plans and does not have any concerns.
Engineering	The Village Engineer has reviewed the engineering plans and does not have any concerns as it relates to preliminary engineering but will continue to work on infrastructure, utility and other related issues with the Developer in Final Engineering.
Fire Department	The Fire Department has reviewed the proposed plans and does not have any concerns.

Surrounding Property Owners

Pursuant to Village Code, the surrounding property owners were notified by mail and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframes. As of the date of this Staff Report, staff has received a few general inquiries regarding the project.

The developer held a neighborhood meeting at the Schwaben Center on Monday, October 20, 2025, from 5:00 to 7:00pm. Property owners within 350 feet of the site received notice of the meeting by mail. The developer set up stations with boards staffed by the development team, providing information on M/I Homes, the site plan, architecture, landscaping, traffic, stormwater, and utilities.

The meeting was well attended by neighbors adjacent to the site. The development team fielded questions about drainage, market price for the homes, the anticipated start of construction, and traffic in general, as well as future development plans for properties south of the site. Approximately 22 people were in attendance.

Standards

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Planned Unit Developments based upon the following criteria:

1. That the PUD has the minimum areas as set forth in Section 17.16.060.
2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;
3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;
4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;
5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Planned Unit Developments are also Special Uses, and therefore must meet the Special Use criteria as follows:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner has provided written responses to both sets of standards, which are included in the attached packet.

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Zoning Variations based on the following criteria:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;
2. The plight of the owner is due to unique circumstances;
3. The proposed variation will not alter the essential character of the neighborhood.

The petitioner has provided written responses to each of the standards, which are included in the attached packet.

Sign Variation Criteria:

A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of the Sign Code subject to the following:
   1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
   2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
   3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
   4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020

B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
   1. The proposed signage is of particularly good design and in particularly good taste; and
   2. The entire site has been or will be particularly well landscaped.

The petitioner has provided written responses to the variation standards which are included in the attached packet.

Development Ordinance Criteria:

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Development Ordinance Variations based on the following criteria:

1. The Corporate Authorities may vary and make exceptions to this Title where there is sufficient evidence, in its opinion, that these regulations, if strictly adhered to, would cause unnecessary hardship because of topographical or other conditions peculiar to the site, and that such variance may be made without destroying the intent of this Title.

The petitioner has provided written responses to this standard which are included in the attached packet.

Staff Recommendation

Staff recommends **approval** of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning, and Sign Codes to allow the construction of a 33-unit single-family home development on the subject properties, subject to the conditions listed in the PZC motion below.

Action Requested

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the request for approval of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 33-unit single-family home development at 301 and 20311 Weiland Road. The PZC shall make a recommendation to the Village Board regarding the requests. It should be noted, the annexation agreement and annexation of the property are separate matters to be considered by the Village Board.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board for approval of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 33-unit single-family home development at 301 and 20311 Weiland Road, subject to the following conditions:

1. *The proposed project shall be developed in substantial conformance with the plans attached as part of the petition.*

2. *The Final Engineering plans shall be submitted in a manner acceptable to the Village.*

3. *The Final Plat of Subdivision shall be revised in a manner acceptable to the Village.*

4. *The Final Landscaping Plan shall be submitted in a manner acceptable to the Village Forester.*

5. *HOA declarations shall be submitted in a manner acceptable to the Village prior to approval of final engineering.*

6. *The landscaping on the site shall be maintained in substantial compliance with the final landscape plan and the requirements in the approved stormwater management report in perpetuity.*

7. *The developer shall coordinate with and receive approval from other governmental agencies as appropriate.*

8. *Developer agrees to make cash contributions to the Village for conveyance to School Districts 102 and 125 according to the criteria of Title 19, or as may otherwise be agreed upon with the School Districts.*

9. *The perimeter fence must adhere to the Village's Fence Code requirements.*

10. *The temporary subdivision signs along Weiland Road shall be setback at least 10 feet from the property line along Weiland Road.*

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, DECEMBER 17, 2025

CALL TO ORDER

Acting Chairperson Moodhe called the meeting to order at 7:30 PM. Roll call indicated the following were present:PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Schwartz.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Community Development Director Nicole Woods, Deputy Community Development Director Kelly Purvis, Associate Planner Andrew Binder, Village Engineer Briget Schwab, Consulting Engineer Amy McKenna, and Civil Engineer Dan Hoscilo.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Consideration of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning, and Sign Codes to construct a 33-unit single-family development on the properties located at 301 and 20311 Weiland Road.**

Associate Planner Binder provided an overview of the proposed development and requested approvals, indicating staff's support for the project.

Julie Workman was sworn in on behalf of MI Homes.

Workman provided an overview of MI Homes, highlighting that they construct high-quality single-family and townhome developments. She explained MI Homes' interest in developing in Buffalo Grove, citing the excellent amenities and school districts in the area. She also pointed out the need for new homes in Lake County. Workman discussed how the development aligns with the Village Comprehensive Plan. She addressed the natural drainage patterns on the site, explaining that a detention basin is planned for the low side of the property, specifically in the northeast corner. Additionally, she noted that the project would have minimal impact on the roadway network, generating very little traffic. Lastly, Workman mentioned that one piece of feedback received during the public meeting was a request from neighbors for a fence to be installed.

Com. Davis noted that he lives in the Ridgewood Townhomes and expressed disappointment over the removal of a crosswalk, highlighting concerns about losing a safety feature. He also inquired whether the traffic study considered pedestrian traffic on non-soccer tournament days.

Workman noted that the traffic study did not take into account pedestrian traffic on non-soccer days. He also mentioned that there is an existing pedestrian crossing located slightly further north, which is relatively well-used. This area has been identified as a sustainable crossing point.

Com. Davis inquired about concerns regarding potential short cuts through the new development, as access from Raymond to Pauline is now possible.

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Anna Sutton was sworn in on behalf of MI Homes. She indicated that the traffic study indicated that people in the north would use their access to exit more often than the new development would use Raymond Road as a cut through.

Com. Davis inquired to confirm whether the fire department approved the smaller cul-de-sac diameter.

Binder confirmed that the Fire Staff reviewed and were OK with the plans presented.

Com. Davis mentioned the need for upkeep in landscaping and maintenance of the subdivision signs along Weiland Road. He asked what measures will be taken to ensure these areas remain in good condition.

Workman stated that the homeowners' association has the responsibility for maintaining all the improvements within the common areas, including the signage that will be on Weiland Road. She noted that the annexation and development agreement will include additional language allowing the village to enter and maintain the area, charging the HOA back if any issues arise.

Sutton noted the HOA's role during and after build-out and stated that common areas will be conveyed to the HOA once the community is well-developed. The HOA will manage the detention area and other common spaces, but MI Homes will retain ownership of certain items, like detention, for a few years to ensure proper establishment before handing everything over.

A discussion was held about the proposed fence around the perimeter and the gap between the fence and the bike path.

Com. Spunt asked about the 3 car garage option.

Sutton indicated that they don't have space for development of a 3-car garage within the site. There may have been an option for a 3-car garage in the packet, but this project won’t include one.

Commissioner Spunt asked whether the primary reason for selecting this site was to address the housing deficit and provide homes for the area. He pointed out that the slide indicated a shortage of 11,400 housing units by 2020.

Workman stated that the area has a wonderful school district and is very suitable for new housing. It's a prime location for single-family homes, especially since there’s a strong demand for housing. In the past, home builders focused on large tracts of land, but now we look for smaller infill parcels, which require more creativity and effort to develop.

Com Spunt asked if there were any changes to the plans after the neighborhood meeting.

Workman stated that they added the fence. The issues discussed with the neighbors

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were primarily about the fence, the route of the bike path traffic on Weiland, stormwater management, and the use of Pritchett Pond.

Woods highlighted the need for more housing in the Lake Housing Study, emphasizing that while much of the community is built out, there are still pockets of undeveloped land anticipated for housing in long-range planning. Although large-scale development is less common in Buffalo Grove, potential areas for redevelopment do exist.

Com Worlikar had questions about Sheffield Drive, focusing on road width, snow removal, and access for delivery trucks and school buses around the detention pond and into the cul-de-sac area.

Workman stated we've checked all the turn radii for fire trucks, buses, and everything else that could potentially need to come in and out of the community, and the geometry works.

Com. Worklikar mentioned that the area looks a bit tight, particularly considering larger vehicles like school buses. There was a question about parking on the curve at the entrance, and it's important to ensure proper signage for accessibility. Amendments have been made in other village areas before.

Woods mentioned that we can consider this as we move into detailed engineering, focusing on site visibility and lines of sight related to street curvature.

Com. Worlikar inquired about the road width standard, asking if it meets our minimum specifications and how it compares to others.

Purvis stated that the roadway is our standard size, and it is a standard public right-of-way as well, totaling 60 feet.

Com. Worlikar inquired about the proximity of green spaces to the new blue park on Weiland and if it is accessible from the area, noting the expectation of many kids.

Purvis mentioned that the Park District provided an analysis showing the park is on the outskirts of the service area. She noted that a representative from the Park District could offer more information during public comments.

Woods noted the importance of improving bike path connectivity to enhance access to larger green spaces and open areas.

Com. Worlikar asked about lot sizes, noting the smallest is 5,392 square feet, with an average around 7,000. He mentioned the range is typically between 5,500 and 6,500 square feet and sought to understand the average lot size for the Village overall.

Purvis mentioned that we don't have that information readily available and would need to conduct research to provide an accurate response.

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Woods emphasized the importance of balancing push and pull factors in stormwater detention to ensure lots are appropriately sized. This balancing act sometimes leads to irregular lot sizes, as they must conform to geometric constraints, resulting in a mix of smaller and larger lots reflected in the site plan.

Com. Worlikar asked how staff determined the density number and how it compares to other communities, including Link Crossing.

Workman provided an overview of the density and surrounding subdivisions.

Com. Worlikar inquired about the formulas used to calculate the impacts presented for District 102.

Workman stated that they started by reviewing the code requirements and observing that other recently constructed communities had produced more students than expected. Initially, they suggested a higher number than what the code mandated. After discussions with D102 regarding their needs and expectations for student generation, they reached an agreement on a fair contribution amount and ultimately decided to increase their initial proposal. For D125, however, they are providing only what the code requires.

Woods emphasized the importance of student impact to the community. In collaboration with D102, they analyzed recent housing projects to assess student generation compared to existing codes. They found that while single-family homes generated student numbers comparable to the code, single-family attached townhomes produced higher student counts than the code suggests. As a result, adjustments should be made, particularly for attached single-family homes.

Com. Worlikar asked if the median at Weiland Road is being removed and how it impacts traffic.

Schwab confirmed that the median, which acts as a pedestrian crossing, will be removed to allow for proper tapering of the left turn lane into the development.

Com Worlikar inquired about the tree plan, mentioning that some trees have been affected by diseases. There was a focus on ensuring tree diversity for the longevity of green spaces.

Schwab confirmed that the Village Forester has reviewed the selected specific species for the development, and that he is focused on preventing similar issues in the future.

Discussion occured about the construction practices and materials, participants highlighted the importance of using high-quality materials for driveways and home construction, emphasizing that their standards exceed those of competitors. The architectural details were noted for their uniqueness, including a variety of garage doors, light fixtures, and trim colors within the community.

Concerns were raised regarding construction road access, work hours, and the

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impact on the community, particularly in relation to sewer issues and flooding. It was assured that a dedicated construction team would manage these aspects professionally, complying with village regulations regarding working hours and maintaining good communication with the community. Village Staff expressed confidence in their team's ability to address any problems promptly and highlighted the presence of inspection teams to oversee proper construction practices and address public concerns.

Com Schwartz inquired about the price point for these homes.

Workman indicated that they anticipate the amount to be between $850,000 and $900,000.

Com Schwartz mentioned a new decorative fence replacing the current chain link one.

Doug Shannon from MI Homes stated that the proposed fence will be a 5-foot solid wood privacy fence.

Com. Schwartz expressed admiration for the properties in the area and highlighted the demand for housing due to a shortage of 11,000 units. He emphasized the need for support from Lincolnshire and the surrounding area to accommodate this growth, particularly regarding roadways, road widths, and school access. He mentioned traffic issues caused by ongoing development and urged builders to collaborate with local school districts and jurisdictions to address these challenges. Schwartz noted his support for community growth and improvement while recognizing the complexities involved.

Com Davis inquired about the school bus pickup and if this will occur in the subdivision.

Workman mentioned they're still figuring out the logical stop with the district.

Com Davis asked about lot sizes and variations and that the average lot size is just over 7,100 square feet, and we have a variance to go below the 7,200-square-foot minimum. He asked many homes are under that threshold.

Workman said about 1/3.

Com. Davis emphasized the importance of using current communities as a precedent while ensuring that the average does not decrease over time. He highlighted the need to prevent the proportion of homes falling below a certain threshold from growing and suggested this should be included in future development discussions.

Workman noted that while it's a fair point, there’s a trend among Gen Z and millennials favoring less land to manage, which is driving the popularity of townhomes among the younger population and students.

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Com. Moodhe inquired about who is responsible for operating the snowplow.

Workman said it will be public streets, so the Village will handle the snowplowing.

Com. Moodhe is concerned about removing the crosswalk, as it disrupts pedestrian access and without it, people would have to walk much farther to cross safely at Pauline Ave, which complicates access.

Director Woods noted that although walkability is encouraged, the existing crosswalk was meant for the soccer fields and the parking lot. Established in 2020 as a safety measure for heavy parking, the median crossing is no longer necessary. The engineering team is evaluating the situation to ensure safety while maintaining walkability.

Schawb mentioned that the pedestrian crossing was considered for removal due to the need for a left turn lane and the taper lengths required by IDOT guidelines, which conflicted with the existing crosswalk. She noted that the entrance to the existing Schwaben site is a driveway and the proposed change to the access would be street, requiring the need for the left turn lane tapering.

Com. Moodhe discussed the funding for school districts, noting that while immediate needs are addressed, long-term costs tend to increase. Schools are reaching their limits, requiring variances for new buildings. He asked if the bike path will connect to Pritchett Elementary, enabling residents with elementary school kids to walk there.

Workman confirmed.

Com. Moodhe asked if we are considering future variances for sunrooms and fences with these smaller lot sizes.

Sutton explained that on the proposed site plan, certain lots can't accommodate all of the options due to zoning restrictions. If buyers choose a floor plan with a morning room but select a lot that doesn't allow it, they will need to pick another lot. Additionally, they must sign a declaration agreeing to a set of rules after closing.

Com. Moodhe mentioned that the initial buyers may not be the ones who see potential in the property, but future buyers might envision possibilities, such as adding a sunroom, even if it may not be allowed.

Workman noted that the HOA agreement and declaration will have strict limitations on additions, requiring HOA approval. The HOA will impose tight restrictions, with processes in place for any proposals, but overall, the options will be very limited.

Com. Moodhe emphasized that it should be clearly stated, even though it's included in the declarations.

Com. Worlikar asked if the HOA will maintain the wood fence, the monument sign, and the detention pond.

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Workman confirmed.

The Staff Report was entered into the record as Exhibit 1.

Laurie Hoffman, from the Buffalo Grove Park District was sworn in. She noted that they recently did a study as part of their accreditation. She noted that the property is on the edge of the service area for Willow Stream and Emmerich Park.

Kevin Dryman, Resident of 260 Osage Ter, was sworn in. He raised a few concerns: first, about the extension of the walking path, which will be right outside the easement on his property, near the water retention area. He expressed concern about potential traffic behind his house and wondered why the path couldn't be moved further north. Second, he noted the significant investment in widening Pritchett Pond and asked if any environmental impact studies have been conducted, given the ecological disruptions over recent months. Third, he mentioned that last winter, his street was only plowed once in 24 hours, which was after a neighbor called the non-emergency line to report that she has a wheelchair-bound child needing clear roads. He inquired how the village plans to handle additional snowplowing services for the extra roads.

Woods noted that the pond issue has been addressed and is not open for discussion at this meeting.

Workman addressed the walking path concern, noting that due to the village's vision for the bike path and the comprehensive plan, options for making connections are limited.

Schawb mentioned she can bring snow removal concerns to the Public Works team. The operations team involved in setting up the fall route is part of the plan review process, ensuring all issues are addressed. She can definitely raise these concerns with the operations team.

David Besser, a resident at 365 Dogwood Terrace, was sworn in and questioned who decided to create a connection to the bike path from the new subdivision to Richmond. He expressed concerns about privacy issues, noting that people will be walking through backyards and increasing walking and biking traffic, and more people could be using the tot lot.

Workman noted that they were following the guidance of the Village’s Comprehensive Plan to create a connection for the bike path, aligning with the Village’s vision. This is something the village has been working on, and they are trying to accommodate the needs of the entire community.

Woods emphasized the importance of connecting public bike and pedestrian paths to reduce reliance on cars and enhance community connectivity, aligning with our policy and comprehensive planning practices.

Besser questioned the privacy of people's homes and the community's responsibility regarding the upcoming new residents using the existing tot lot.

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Woods mentioned that if Besser is interested in installing a privacy fence for their property, the Village Staff can provide the necessary information to help.

Besser raised concerns about traffic on Weiland Road, particularly for cars turning left into the Schwaben Center. He asked what studies were done to ensure this development wouldn't cause backups.

Schwab noted that the mid-block crossing is being removed to allow for proper queue lengths and taper lanes for turn lanes.

Besser mentioned that school buses currently don't enter our subdivisions and only stop on Pauline. Will they stop on Weiland Road, and how will our kids get to their stop?

Workman stated that they will collaborate with the school district and busing companies to find the best location.

A general discussion was held regarding the connection to the detention pond and its construction.

Resident of 317 Dogwood Ter, was sworn in. He asked about the fiscal impact of rising property taxes and utility bills, and how this will affect the neighborhood and housing.

Workman expressed uncertainty about how the community's values might be impacted but acknowledged the interesting question regarding utilities. She does not believe that the community will significantly affect utility costs in surrounding areas, unlike the impact of data centers and AI usage.

Gleb Sazonov, resident of 315 Dogwood Ter, was sworn in. He expressed concerns about a new development near his townhome. He highlighted that increased traffic from Fairview residents would affect local roads and amenities, particularly the bike path. Sazonov urged that the bike path's current shape be preserved, as it directly impacts his backyard. He also noted issues regarding access to Prichett School and the importance of maintaining the existing crosswalk on Weiland Road for safety. Additionally, he raised concerns about potential construction and dirt disturbances.

Shannon mentioned that there won't be large stockpiles, just a topsoil pile to spread on the lawns, which are sold after the house construction. A silt fence will be put up for control, especially if there's a dust issue.

Resident at 381 Raymond Ave was sworn in. He asked if the construction traffic will be using Raymond Road. He also asked if there is opportunity to create more walking space in the development.

Sutton stated that there will be no traffic on Raymond Road during the construction and she noted that sidewalks will be installed throughout the development.

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The public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board for approval of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 33-unit single-family home development at 301 and 20311 Weiland Road, subject to the conditions recommended in the staff report.

The motion was seconded by Com. Worlikar.

Com. Worlikar emphasized the importance of balancing community needs while minimizing impacts on existing homeowners. He appreciates community feedback and values the presence of the school district. The planning process involves considerations for infrastructure, safety, and connectivity, including traffic studies and neighborhood integration through features like bike paths and low fences. He acknowledged privacy concerns and the potential for collaboration with developers for improvements. Overall, he expressed support for the proposed variations and motion, highlighting the ongoing partnership with the village and developers to enhance the community.

Com. Schwartz mentioned he grew up here and values privacy. He also considers the neighbors' concerns and emphasized the importance of privacy for current homes, which he believes should be a key consideration.

Moved by Jason Davis, seconded by Neil Worlikar to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES:	5	Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz
NAYS:	0	None
ABSENT:	4	Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

B. **Consideration of an amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 84-028, to allow a health club greater than 10,000 square feet, and drive-through restaurants as future uses within the shopping center, as well as approval of a sign package with Variations to the Sign Code for the redevelopment of Chase Plaza at 1160 Lake Cook Road.**

Director Woods and Deputy Director Purvis provided an overview of the proposed development and requested approvals, indicating staff's support for the project.

Louis Schriber was sworn in on behalf of Shorewood Development Group.

Schriber provided an overview of the request for the amendment to the Planned Development, the proposed signage and the drive-through request. He indicated that Shorewood Development Group has been involved in multiple projects in Buffalo Grove with the Woodman's Food Market and the Tesla Dealership. He stated that his team is back to help revitalize another important site within Buffalo Grove.

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Com. Schwartz stated that he is extremely excited about this project, which has been vacant way too long, and indicated that he used to work at the old Dominick's and Domino's. He asked about the tenants that they are seeking to fill the spaces.

Schriber stated that one of the reasons they have done this in two phases is that there are 4 owners within the shopping center, and the most pressing and important parcel is the old Dominick's /Albertson's site. We're running out of time with them, so they are working to get phase 1 done to move forward and close on the phase 1 property by January 22nd. He stated that shortly after closing, they will work on the second tenant.

Com. Spunt asked if the tenant spaces/building where the Dominio's is currently at is staying.

Schriber confirmed.

Com. Spunt asked if the Buffalo Restaurant at the corner will be staying.

Schriber stated that it will be a part of Phase 2.

Purvis reiterated that the proposal tonight is just for the old Dominick's portion of the property that includes the facade updates, landscaping, lighting and signage, while also generally allowing drive-throughs within the Chase Plaza Shopping Center.

Com. Spunt asked for clarification on what is happening to the existing buildings.

Schriber mentioned considering redeveloping the site by demolishing everything and rebuilding. However, he noted that with the two current uses, they would end up constructing a very similar structure. He also said that despite the building's poor condition and outdated facade, they plan to demolish this section down to just two walls. He also stated that they will tear down the entire facade and put up a new one, since the existing one is outdated.

Com. Spunt asked about Club Studio and if it is going to be similar to their other clubs.

Schriber explained that LA Fitness owns Club Studio, which is a higher-end brand competing with Lifetime Fitness but without a pool. He mentioned that Lifetime Fitness typically spans about 100,000 sq ft, while Club Studio will be around 34,000 sq ft. He confirmed there will be no outside area for Club Studio.

Com. Spunt asked if the EV Chargers will be Tesla superchargers.

Schriber confirmed they will be superchargers.

Com. Worlikar asked about the proposed right-turn lane along Lake Cook Road and if the sidewalk will exist or be removed.

DRAFT

Schwab stated there will still be a sidewalk.

Com. Worlikar wanted to clarify that the purpose of the drive-through request is to provide future tenants with better access and visibility, and to enable proactive marketing of the site.

Schriber confirmed and to refresh the PUD on what the market is demanding today.

Woods reiterated that the current PUD does not allow drive-throughs and that amending it would remove that prohibition. However, the plan set shows how a drive-through could work. If a drive-through is planned for the site with a tenant, they will have to come back to the Village for approval.

Acting Chairperson Moodhe asked if Shorewood is looking to develop the entire parcel.

Schriber confirmed that they are under contract with all four owners, and the first step is to secure what they are presenting tonight, describing it as very proactive. He mentioned that this approach causes some discomfort but noted that they've successfully collaborated with Buffalo Grove on two other projects. They are willing to take this risk by prioritizing the key elements now and completing the remaining parts later. He stated that Phase 2 will be presented in the first quarter of 2026.

Acting Chairperson Moodhe asked about the replacement of the existing monument signs.

Purvis confirmed they are removing and replacing the two existing monument signs with new ones in roughly the same location.

Acting Chairperson Moodhe asked what the use will be for the retail space and if it will be a single retailer.

Purvis stated that the space is general retail.

Schriber confirmed it will be single retail for the west tenant space, and there will be two tenants total within the old Dominic's space.

Com. Spunt asked if any of the access points are changing.

Schriber confirmed that no access points are changing.

Com. Worlikar asked about the proposed signage and if all the wall signage is for a single tenant.

Schriber stated that the wall signs across the facade are for both tenants.

The Staff Report was entered into the record as Exhibit 1.

Com. Davis made a motion to make a positive recommendation to the Village Board

DRAFT

to allow an amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 84-028, to allow a health club greater than 10,000 square feet, and drive-through restaurants as future uses within the shopping center, as well as approval of a sign package with Variations to the Sign Code for the redevelopment of Chase Plaza at 1160 Lake Cook Road, subject to the conditions recommended in the staff report.

The motion was seconded by Com. Spunt.

Com. Spunt mentioned that this building is old and no longer operational. It will become a great high-traffic site, and the new development will look excellent.

Com. Worlikar reiterated Com. Spunt's position and expressed that we are eager to redevelop this area. He mentioned that splitting the parcel into two parts with additional sign variations—still within our standards, even if more numerous than usual—makes sense. He also highlighted that from a tenant management perspective, it's very smart for people to have an idea of what is planned. Whether a drive-through is added later or not, understanding that it's part of the initial plan promotes openness, honesty, and transparency. He believes such clarity helps with overall management and supports the motion for these reasons.

Acting Chairperson Moodhe expressed support for the motion, emphasizing the importance of considering all facts, reviewing the entire project and a cohesive plan, and collaborating with staff to complete it.

Moved by Jason Davis, seconded by Marc Spunt to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES:	5	Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz
NAYS:	0	None
ABSENT:	4	Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**
None.

B. **Approval of Draft Minutes from the December 3, 2025 PZC Meeting**
Moved by Marc Spunt, seconded by Jason Davis to approve. Upon roll call, Tthe Commissioners voted as follows:

AYES:	5	Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz
NAYS:	0	None
ABSENT:	4	Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

C. **Chairperson's Report**
None

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D. **Committee and Liaison Reports**

E. **Staff Report/Future Agenda Schedule**

Deputy Director Purvis thanked the PZC members for attending the meeting during the thick of the holiday hustle and bustle. She indicated that the January 7, 2026 meeting will be canceled and wished the Commissioners a happy holiday season.

F. **Public Comments and Questions**

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

None

ADJOURNMENT

The meeting was adjourned at 9:53 PM

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 8.a. O-2026-10
Ordinance Approving the Purchase of One (1) 2026 Chevrolet Tahoe from Currie Motors

Contacts

Liaison: Trustee Cesario
Staff: Tom Wisniewski

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the purchase of one 2026 Chevrolet Tahoe fleet replacement vehicle for the Police Department from Currie Motors, in an amount not to exceed $58,206.00 subject to review and approval by the Village Attorney.

Summary

See attached Memo.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. Memo - Puchase of Chevrolet Tahoe From Currie Motors - 1.12.26
2. Buffalo Grove Tahoe Currie Motors
3. Draft- Ordinance - Purchase of One 2026 Chevrolet Tahoe K9 Vehicle

MEMORANDUM

DATE:	January 12, 2026
TO:	Dane Bragg, Village Manager
FROM:	Chris Krase, Deputy Director of Public Works and Officer Eric Sarat
SUBJECT:	Purchase of one (1) 2026 Chevrolet Tahoe (K9 Unit, Squad 718) From Currie Motors

RECOMMENDATION

Staff recommends the Village Board authorize the Village Manager to purchase one (1) 2026 Chevrolet Tahoe Police Vehicle from Currie Motors for the Buffalo Grove Police Department's K-9 Unit for a price not to exceed $58,206.00, subject to review and approval by the Village attorney. The vehicle is necessary to accommodate equipment for both the officer and canine and ensure Canine Mac's safety and well-being.

BACKGROUND

Staff received authorization to negotiate with dealerships for the purchase of one (1) 2026 Chevrolet Tahoe fleet replacement vehicle for the Village's Police K-9 at the January 5th, 2026, Board of Trustee's Meeting. The current K-9 unit is a 2018 Ford Explorer, which was up-fitted in June 2023 for the former Police K-9 Hogyn. After evaluating operational needs, Police staff have determined that a Chevrolet Tahoe is the most suitable vehicle for K-9 Mac's specialized activities. The Tahoe offers increased cargo space and a lower ride height, both of which have been shown across the industry to improve K-9 deployments and reduce long-term joint stress and shoulder injuries in police K-9s. Staff has sought and reviewed proposals and found Currie Motors the only local provider of this specialized vehicle in northern Illinois.

This fleet replacement vehicle is fully funded in the Fiscal Year 2026 Capital Reserve Budget. Upfitting for this vehicle will be performed under a separate contract and have no direct impact on the Capital Budget.

Unit 718- is currently a 2018 Ford Explorer with 106,000 miles on the odometer, assigned as the K9 service vehicle. This unit is due to be replaced as it is no longer in a condition that makes it wise to continue to serve with the Police Department. This unit will be sold for asset recovery.

Currie Motors Commercial Center
815-464-9200

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial

Note:Photo may not represent exact vehicle or selected equipment.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial

$58,206

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Currie Motors Commercial Center

Prepared By:

Currie Motors Commercial Center
815-464-9200

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial 58,206 ✔

Optional Equipment

NOTE	
CODE	**DESCRIPTION**
**	** FEATURE AVAILABILITY WILL CHANGE THROUGHOUT THE MODEL YEAR. SEE THE WINDOW LABEL OF A SPECIFIC VEHICLE TO DETERMINE ITS CONTENT **
**	** ORDERING INFORMATION IS 2026, OPTION & BASE PRICES TO FOLLOW **

SUSPENSION PKG	
CODE	**DESCRIPTION**
Z56	Suspension Package, heavy-duty, police-rated. Full independent suspension with monotube dampers, linear coil springs, 35mm solid front stabilizer bar and 32mm hollow rear stabilizer bar (Included and only available with (9C1) Police Vehicle.)
ZW7	Suspension, Premium Smooth Ride

EMISSIONS	
CODE	**DESCRIPTION**
FE9	Emissions, Federal requirements
NB8	Emissions override, California (allows a dealer in states that require California emissions - California, Colorado, Maryland, Massachusetts, New Jersey, New York, Oregon, Rhode Island, Vermont or Washington - to order Federal emissions for a vehicle that will be registered in a state that has Federal emission requirements). Do not use for vehicles that will be registered in California, Colorado, Maryland, Massachusetts, New Jersey, New York, Oregon, Rhode Island, Vermont or Washington (Requires (FE9) Federal emissions requirements. Not available in Maine or Vermont.)
NB9	Emissions override, state-specific (for dealers ordering vehicles in (YF5) or (NE1) emission states - California, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont and Washington) (Allows a California dealer (YF5 emissions) to order (NE1) emissions with (NB9) emissions override code for registration in (NE1) states; or, a Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont and Washington dealer (NE1 emissions) to order (YF5) emissions with (NB9) emissions override code for registration in California.)
NC7	Emissions override, Federal (for vehicles ordered by dealers in Federal emission states with (YF5) or (NE1) emissions - Not required for vehicles being shipped to California, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont or Washington) (Requires (YF5) California state emissions requirements or (NE1) Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont, or Washington state emissions requirements.)
NE1	Emissions, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont and Washington state requirements
YF5	Emissions, California state requirements

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ENGINE

CODE	DESCRIPTION
L84	Engine, 5.3L EcoTec3 V8 with Dynamic Fuel Management, Direct Injection and Variable Valve Timing, includes aluminum block construction (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm) (STD)

TRANSMISSION

CODE	DESCRIPTION
MHS	Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (STD)
MHU	Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)

GVWR

CODE	DESCRIPTION
C6G	GVWR, 7600 lbs. (3447 kg) (4WD models only.) (STD)

AXLE

CODE	DESCRIPTION
GU5	Rear axle, 3.23 ratio

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION
1FL	Commercial Preferred Equipment Group includes standard equipment

WHEEL TYPE

CODE	DESCRIPTION		
NZV	Wheels, 20" x 9" (50.8 cm x 22.9 cm) machined aluminum wit Charcoal pockets (Includes (XCI) 275/60R20SL all-season, blackwall tires unless (QAE) 275/60R20SL all-terrain, blackwall tires are ordered.)	1,001	☐
PXT	Wheels, 20" x 9" (50.8 cm x 22.9 cm) steel (Included and only available with (9C1) Police Vehicle.)		
RBR	Wheels, 22" x 9", Steel, Interim (Included and only available with any 22" LPO wheels.)		
RCV	Wheels, 18" x 8.5" (45.7 cm x 21.6 cm) Bright Silver painted aluminum (STD)		

TIRES

CODE	DESCRIPTION
QAE	Tires, 275/60R20SL all-terrain, blackwall (Available on 4WD only. Requires and only available with (NZV) 20" (50.8 cm) steel wheel without center cap.)

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TIRES

CODE	DESCRIPTION		
QDF	Tires, 265/65R18SL all-season, blackwall (Standard with (RCV) 18" Bright Silver painted aluminum wheels only.) (STD)		
XCG	Tires, 275/50R22SL all-season, blackwall (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Included and only available with any 22" RPO or LPO wheels.)		
XCI	Tires, 275/60R20SL all-season, blackwall (Included and only available with (NZV) 20" machined aluminum wheels with Charcoal pockets.)		☐
XCS	Tires, 275/55R20SL all-season, blackwall, Firestone Firehawk Pursuit (Included and only available with (9C1) Police Vehicle.)		

PAINT

CODE	DESCRIPTION		
G6M	Dark Ash Metallic		☐
GAZ	Summit White (Not available on Premier and High Country.)		✔
GBA	Black		☐
GNT	Radiant Red Tintcoat (Additional charge	450.45	☐
GXD	Sterling Gray Metallic		☐
GXP	Lakeshore Blue Metallic (Not available on RST or Z71 models.)		☐

SEAT TYPE

CODE	DESCRIPTION		
A50	Seats, front bucket (4WD only. Requires (9C1) Police Vehicle, (PQA) 1FL Safety Package and (UDA) OnStar deactivated. Includes (D07) floor console. Not available with SEO (5Y1) front center seat delete or SEO (5T5) front cloth and second row vinyl seats.)	318.50	☐
AZ3	Seats, front 40/20/40 split-bench (STD)		☐

SEAT TRIM

CODE	DESCRIPTION	
H0U	Jet Black, Premium cloth seat trim	☐
H1T	Jet Black, Cloth seat trim (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	✔

RADIO

CODE	DESCRIPTION
URW	Audio system, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration (STD)

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ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION		
5W4	Identifier for Special Service vehicle includes (K47) heavy-duty air filter, (KX4) 250 amp high output alternator, (K6K) 760 cold-cranking amps auxiliary battery, electrical power and vehicle signals for customer connection located at the center front floor, auxiliary battery circuit for customer connection located in the rear cargo area, (RC1) front skid plate, SEO (5J3) Surveillance Mode interior lighting calibration, SEO (UT7) blunt cut cargo area and blunt cut console area ground wires, (V53) delete luggage rack side rails, (ATD) third row seat delete and (NP0) active single-speed transfer case *Upon selection of this option the base price will change*		☐
9C1	Identifier for Police Package Vehicle includes, (K47) heavy-duty air filter, (KX4) 250 amp high output alternator, (K6K) 760 cold-cranking amps auxiliary battery, electrical power & vehicle signals for customer connection located at the center front floor. Auxiliary battery circuit for customer connection located in the rear cargo area, (Z56) heavy-duty, police-rated suspension, (XCS) 275/55R20SL all-season tires, (RAV) 275/55R20 all-season spare tire, Police brakes, (RC1) front skid plate, (PXT) 20" steel wheels, Certified speedometer, SEO (5J3) Surveillance Mode interior lighting calibration, SEO (UT7) blunt cut cargo area and blunt cut console area ground wires, (V53) delete luggage rack side rails and (ATD) third row seat delete) (Also includes (NP0) active single-speed transfer case.) *Upon selection of this option the base price will change*		☑
AMF	Remote Keyless Entry Package includes 4 additional transmitters, NOTE: programming of remotes is at customer's expense. Programming remotes is not a warranty expense (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
PQA	1FL Safety Package includes (UEU) Forward Collision Alert, (UKM) Enhanced Lane Keep Assist with Lane Departure Warning, (UKI) Blind Zone Steering Assist, (UHY) Automatic Emergency Braking, (UFB) Rear Cross Traffic Braking, (UKT) Front Pedestrian and Bicyclist Braking, (CTB) Intersection Automatic Emergency Braking, (UOW) Side Bicyclist Alert, (DRZ) Rear Camera Mirror and (TQ5) IntelliBeam headlamps (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	750.75	☑

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION		
5J9	Calibration, taillamp flasher, Red/White (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
5LO	Calibration, taillamp flasher, Red/Red (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
6J3	Wiring, grille lamps and siren speakers (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	83.72	☑
6J4	Wiring, horn and siren circuit (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	68.25	☑
6J7	Flasher system, headlamp and taillamp, DRL compatible with control wire (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
___	Capless Fuel Fill (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		

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ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION		
K05	Engine block heater (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	91.00	☐
K3W	Battery, 850 cold-cranking amps with 95 amp hour rating (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
K6K	Battery, auxiliary, 760 cold-cranking amps with 70 amp hour rating (packaged behind left rear cargo area panel) (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
KX4	Alternator, 250 amps (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
RC1	Skid plate, front (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
T66	Wiring provision, for outside mirrors and cargo side mirrors (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	INC	☐
UT7	Ground wires, blunt cut cargo area and blunt cut console area (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
V76	Recovery hooks, 2 front, frame-mounted, Black (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Required on all models going to Alaska, Guam, Hawaii, Puerto Rico and Virgin Islands. All Tahoe (9C1) and (5W4) vehicles include front fascia with recovery hook openings.)		
WX7	Wiring, auxiliary speaker. For upfitter connection to front door and windshield pillar speakers. (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	91.00	☐

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION		
01U	Special Paint		
5T4	Special paint, Victory Red WA 9260 Victory Red painted parts will be front fascia, rear fascia, tailgate applique, liftgate handle and door handles. Black parts will be D-pillar applique, rear spoiler, mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires SEO (TGK) special paint solid. Required with Victory Red special paint WA-9260.)	227.50	☐
6C7	Lighting, red and white front auxiliary dome Red and white LED auxiliary dome lamp is located on headliner between front row seats. The auxiliary lamp is wired independently from standard dome lamp (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	154.70	✔
6J8	White Left/White Right Whelen LED Lamp Package four ION light heads mounted in front grille and integrated Outer Edge Rear Pillar with six ION light heads. Original exterior D-pillar trim shipped loose for vehicle decommissioning. (Not available with SEO (6J9) Red Left/Red Right Whelen LED Lamp Package, SEO (6JE) Blue Left/Blue Right Whelen LED Lamp Package or SEO (6JG) Red Left/Blue Right Whelen LED Lamp Package. Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	1,774.50	☐

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION		
6J9	Red Left/Red Right Whelen LED Lamp Package four ION light heads mounted in front grille and integrated Outer Edge Rear Pillar with six ION light heads. Original exterior D-pillar trim shipped loose for vehicle decommissioning. (Not available with SEO (6J8) White Left/White Right Whelen LED Lamp Package, SEO (6JE) Blue Left/Blue Right Whelen LED Lamp Package or SEO (6JG) Red Left/Blue Right Whelen LED Lamp Package. Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	1,774.50	☐
6JE	Blue Left/Blue Right Whelen LED Lamp Package four ION light heads mounted in front grille and integrated Outer Edge Rear Pillar with six ION light heads. Original exterior D-pillar trim shipped loose for vehicle decommissioning. (Not available with SEO (6J8) White Left/White Right Whelen LED Lamp Package, SEO (6J9) Red Left/Red Right Whelen LED Lamp Package or SEO (6JG) Red Left/Blue Right Whelen LED Lamp Package. Requires (9C1) Police Vehicle.)	1,774.50	☐
6JG	Red Left/Blue Right Whelen LED Lamp Package four ION light heads mounted in front grille and integrated Outer Edge Rear Pillar with six ION light heads. Original exterior D-pillar trim shipped loose for vehicle decommissioning (Not available with SEO (6J8) White Left/White Right Whelen LED Lamp Package, SEO (6J9) Red Left/Red Right Whelen LED Lamp Package or SEO (6JE) Blue Left/Blue Right Whelen LED Lamp Package. Requires (9C1) Police Vehicle.)	1,774.50	☐
7X2	Spotlamps, left- and right-hand (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with SEO (7X3) left-hand spotlamp.)	1,219.40	☐
7X3	Spotlamp, left-hand (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with SEO (7X2) left and right-hand spotlamps.)	728.00	✔
9V2	Special paint, MSP Blue WA 5665 MSP Blue painted parts will be high approach front fascia, rear fascia and tailgate applique. Black parts will be liftgate handle, door handles, D-pillar applique, rear spoiler, mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Also requires SEO (TGK) special paint solid. Required with MSP Blue special paint WA-5665.)	250.25	☐
9V5	Special paint, Woodland Green WA 9015. Black parts will be front fascia, rear fascia, tailgate applique, liftgate handle, door handles, D-pillar applique, rear spoiler mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires SEO (TGK) special paint solid. Required with Woodland Green special paint WA-9015.)	409.50	☐
9V7	Special paint, Dark Blue Metallic WA 722J Dark Blue Metallic painted parts will be high approach front fascia, rear fascia and tailgate applique. Black parts will be liftgate handle, door handles, D-pillar applique, rear spoiler, mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Also requires SEO (TGK) special paint solid. Required with MSP Blue special paint WA-5665.)	227.50	☐
9W3	Special paint, Wheatland Yellow WA 253A. Black parts will be front fascia, rear fascia, tailgate applique, liftgate handle, door handles, D-pillar applique, rear spoiler mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires (TGK) special paint solid. Required with Wheatland Yellow special paint WA-253A.)	409.50	☐

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ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	
9W5	Special paint, Silver Ice Metallic WA 636R Silver Ice Metallic painted parts will be high approach front fascia, rear fascia and tailgate applique. Black parts will be liftgate handle, door handles, D-pillar applique, rear spoiler, mirrors, ultrasonic park assist sensors and OnStar antenna (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Also requires SEO (TGK) special paint solid. Required with Silver Ice Metallic special paint WA-636R.)	227.50 ☐
___	Exterior ornamentation delete (front & rear Chevrolet bowties will remain) (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	
AKP	Glass, solar absorbing (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	☐
RAV	Tire, spare 275/55R20 all-season, blackwall, Firestone Firehawk Pursuit (Included and only available with (9C1) Police Vehicle.)	
RNQ	Wheel, full-size spare, matching 20" (50.8 cm) steel wheel without center cap (Included and only available with (9C1) Police Vehicle.)	
T53	Lamps, alternate flashing Red & Blue rear compartment lid warning (visible when liftgate is open) and controlled by momentary liftgate mounted switch or ground wire (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	514.15 ☐
TGK	Special Paint, one color Required with any special paint selection. Refer to individual special paint SEO codes for details on body colored non-sheet metal parts. (Required with any SEO paint selection. May require extended lead time.)	409.50 ☐
TQ5	IntelliBeam, automatic high beam on/off (When ordered with (9C1) Police Vehicle or (5W4) Special Service Vehicle, included and only available with (PQA) 1FL Safety Package.)	
V53	Luggage rack side rails, delete (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Package.)	
V54	Luggage rack side rails, roof-mounted, Black (Standard on Commercial models, except when (5W4) Special Service Vehicle is ordered where it then becomes available free flow. Not available with (9C1) Police Vehicle.)	
VK3	License plate front mounting package (Included on orders with ship-to states that require a front license plate.)	☐
WUA	Fascia, front high-approach angle (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	

ADDITIONAL EQUIPMENT - ENTERTAINMENT

CODE	DESCRIPTION	
UDA	OnStar deactivated (does not delete Bluetooth) (4WD only. Requires (PQA) 1FL Safety Package, (A50) front bucket seats, and (9C1) Police Vehicle.	☐

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	
5J1	Calibration, keyless remote panic button and exterior lights/horn disable (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	☐

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Data Version: 26150. Data Updated: Aug 5, 2025 6:51:00 PM PDT.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION		
5J3	Calibration, Surveillance Mode interior lighting (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
5T5	Seats, front cloth and second row vinyl (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. On 4WD model, not available with (A50) front bucket seats.)		☐
5Y1	Front center seat (20% seat) delete power driver and passenger bucket seats in base cloth trim. Derived from RPO (AZ3) 40/20/40 split-bench seat with the 20% section removed, which also removes the auxiliary power outlet, USB port and input jack for audio system. Does not include a floor console. All exposed floor area will remain untrimmed. (On 4WD model, requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with (A50) front bucket seats or (B30) color-keyed carpeting floor covering. (UBD) 2 type-A and C, charge and data USB ports and (KI4) 2, 120-volt power outlets are bundled and shipped loose when ordered for upfitter installation.)		☐
6E2	Fleet Calibration provides a single key with a specific code that is common to the door locks of all the vehicles in the vehicle fleet. Key code is an alternate to SEO (6E8) complete vehicle fleet common key. NOTE: NOT COMPATIBLE with previous model years (Requires (AMF) Remote Keyless Entry Package. Includes (AU7) fleet common key with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with SEO (6E8) Fleet Calibration.)	22.75	☑
6E8	Fleet Calibration provides a single key with a specific code that is common to the door locks of all the vehicles in the vehicle fleet. Key code is an alternate to SEO (6E2) complete vehicle fleet common key. NOTE: NOT COMPATIBLE with previous model years (Requires (AMF) Remote Keyless Entry Package. Includes (AU7) fleet common key with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with SEO (6E2) Fleet Calibration.)	22.75	☐
6N5	Switches, rear window inoperative (rear windows can only operate from driver's position.) (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	68.25	☑
6N6	Door locks and handles, inside rear doors inoperative (door can only be opened from outside) (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	56.42	☑
___	Instrumentation, analog with certified 140 mph speedometer, odometer with trip odometer, engine hour meter, fuel level, voltmeter, engine temperature, oil pressure and tachometer (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
___	Power supply, 100-amp, auxiliary battery, passenger compartment wiring harness (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
___	Power supply, 120-amp, (4) 30-amp circuit, Primary battery, relay controlled, passenger compartment harness wiring (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
___	Power supply, 50-amp, power supply, auxiliary battery, passenger compartment wiring harness (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
___	Theft-deterrent system, vehicle, PASS-Key III (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
ATD	Seat delete, third row passenger (Included and only available with (9C1) Police Package or (5W4) Special Service Package.)		

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Data Version: 26150. Data Updated: Aug 5, 2025 6:51:00 PM PDT.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION		
AU7	Key common, fleet (Included and only available with SEO (6E2) Fleet Calibration or SEO (6E8) Fleet Calibration and requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	45.50	☐
AX2	Key, unique Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		☐
B30	Floor covering, color-keyed carpeting in occupant area. Horizontal surface of cargo area covered in black vinyl.	177.45	☐
B58	Floor mats, color-keyed carpeted first and second row, removable (Requires and only available with (B30) color-keyed carpeting floor covering. Not available with any LPO floor mats or LPO floor liners.)	150.00	☐
BCN	Retail Locking Calibration allows functionality of lock/unlock of front passenger side door and liftgate (disabled in standard PPV/SSV). Also allows the second row interior power lock/unlock door switches to function normally. (4WD model requires (WX7) auxiliary speaker wiring and is not available with (A50) front bucket seats. Also requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		☐
BCV	Lock control, driver side auto door lock disable (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
BTV	Remote start (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
D07	Console, floor with storage area and removable storage tray (Requires (9C1) Police Vehicle and is included and only available with (A50) front bucket seats.)		
DRZ	Rear Camera Mirror, inside rearview auto-dimming with full camera display (Included with (PQA) 1FL Safety Package when ordered with (9C1) Police Package. When (PQA) 1FL Safety Package is not ordered, requires (UE1) OnStar and (AZ3) 40/20/40 split-bench seat.)		
K34	Cruise control, electronic with set and resume speed (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
UBC	USB ports, 2 type-A and C, charge and data located inside center console (Requires (9C1) Police Vehicle. Included and only available with (A50) front bucket seats.)		
UN9	Radio Suppression Package, with ground straps (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	86.45	☐
UTQ	Theft-deterrent system content, disable, the alarm and horn become non-functional in an attempt of theft to the vehicle (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	45.50	☐
VZ2	Speedometer calibration (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		

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Data Version: 26150. Data Updated: Aug 5, 2025 6:51:00 PM PDT.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - SAFETY-MECHANICAL

CODE	DESCRIPTION
CTB	Intersection Automatic Emergency Braking intersection alert, braking (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Included and only available with (PQA) 1FL Safety Package.)
UHY	Automatic Emergency Braking (When ordered with (9C1) Police Vehicle or (5W4) Special Service Vehicle, included and only available with (PQA) 1FL Safety Package.)
UKT	Front Pedestrian and Bicyclist Braking (Included and only available with (PQA) 1FL Safety Package when ordered with (9C1) Police Vehicle.)

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION		
___	Active Hill Hold Assist (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
___	Seat belts, 3-point, all seating positions (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
R9L	Deleted OnStar Basics (OnStar Fleet Basics for Fleet) (Requires (UE1) OnStar. Included and only available on vehicles being shipped to Puerto Rico, the Virgin Islands, or Guam.		
R9V	Mobile Service Plus. MobileService+ is a suite of service conveniences for 3 years - Mobile Service, Pick-up & Delivery, and Loaner with Drop off. MobileService+ van will come to your home to perform select services or pick up your vehicle and return it once the service is completed at the dealership. Cost of part and labor are not included (Required and only available for dealers who have a BFU of 284, except for orders with (R9W) Deleted Mobile Service Plus. Requires TRE, SRE or Fleet order types. Not available with (R9Y) Mobile Service Plus for 1 year.)	545.09	☐
R9Y	Mobile Service Plus. MobileService+ is a suite of service conveniences for 1 year - Mobile Service, Pick-up & Delivery, and Loaner with Drop off. MobileService+ van will come to your home to perform select services or pick up your vehicle and return it once the service is completed at the dealership. Cost of part and labor are not included. (Required and only available for dealers who have a BFU of 284, except for orders with (R9W) Deleted Mobile Service Plus. Requires TRE, SRE, FBC, FNR or Fleet order types. Not available with (R9V) Mobile Service Plus for 3 years.)	181.09	☐
UD7	Rear Parking Assist (Included and only available with (9C1) Police Vehicle and (5W4) Special Service Vehicle.)		
UEU	Forward Collision Alert (When ordered with (9C1) Police Vehicle or (5W4) Special Service Vehicle, included and only available with (PQA) 1FL Safety Package.)		
UFB	Rear Cross Traffic Braking (Included and only available with (PQA) 1FL Safety Package when ordered with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		
UKI	Blind Zone Steering Assist (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Included and only available with (PQA) 1FL Safety Package.)		
UKM	Lane Keep Assist with Lane Departure Warning, enhanced (Included and only available with (PQA) 1FL Safety Package when ordered with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)		

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Data Version: 26150. Data Updated: Aug 5, 2025 6:51:00 PM PDT.

Currie Motors
Nice People To Do Business With
CHEVROLET

Title Name: Buffalo Grove PD St # C8561F

Title Address: _____

Title City: _____

Title Zip Code: _____

License Plate Desired: _____

Contact Name: _____

Phone Number: _____

PO Number: _____

FIN Code: _____

Tax Exempt Number: _____

Total Dollar Amount: $_____

Delivery Address: _____

Additional Information / Notes:

Authorized Signature: _____

Date: _____

IMPORTANT ORDERING INFORMATION

Orders require a signed original Purchase Order and Tax-Exempt Letter.

Submit documents to:
Currie Motors Chevrolet
8401 Roosevelt Road
Forest Park, IL 60130

Main Phone: (815)464-9200

Contacts:
Tom Sullivan
Email: tsullivan@curriemotors.com

Phone: (815) 464-9200

Nic Cortellini
Email: ncortellini@curriemotors.com

Phone: (815) 464-9200

Note: Production is Allocation Based and is subject to cancellation.
Payment is due at the time of delivery.

ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING THE PUCHASE OF ONE (1) 2026 CHEVROLET TAHOE FROM CURRIE MOTORS FLEET REPLACEMENT VEHICLE FOR THE POLICE DEPARTMENT

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village sought proposals from dealerships qualified to furnish the requested vehicle; and

WHEREAS the Village Board waived bids on January 5, 2026 and permitted staff to participate in a negotiation process to obtain the best value for money.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized staff to purchase one (1) 2026 Chevrolet Tahoe fleet replacement vehicle for the Police Department from Currie Motors, in an amount not to exceed $58,206.00 subject to review and approval by the Village Attorney.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____
Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 8.b. O-2026-11
Ordinance Approving a Minor Amendment to the Preliminary Plan for Churchill Lane Subdivision

Contacts

Liaison: Trustee Ottenheimer
Staff: Mike Skibbe

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve a minor amendment to the preliminary plan for Churchill Lane Subdivision to authorize the Park District to remove a portion of the bike path and bridge that are no longer in use, pending final review of permits and plans by the Engineering division.

Summary

A formal request to update the preliminary plan for Churchill Lane Subdivision has been received from the Buffalo Grove Park District. A minor amendment to the preliminary plan would allow removal of a bridge and bike path, which have been closed since 2013. The details of the request are included in the attached memorandum and draft ordinance.

Strategic Alignment

Guiding Principle

Principle 5: Partnership with Local Districts

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. 2026-0120 Churchill Bridge Memo
2. Churchill Request Letter_1.7.26
3. DRAFT Ordinance - Minor Amendment to Prelim Plan Churchill

MEMORANDUM

DATE:	January 20, 2026
TO:	Dane Bragg, Village Manager
FROM:	Mike Skibbe, Deputy Village Manager/Director of PW
SUBJECT:	Churchill Lane Subdivision – Trail and Bridge Removal

RECOMMENDATION

Staff recommends the Village Board approve a minor change to the Development Plan approved by Ordinance No. 1988-023 to allow the removal of a pedestrian bridge and trail that were required to be installed as part of the Churchill Lane Subdivision.

BACKGROUND

As part of the Churchill Lane Subdivision, approved by Ordinance No. 1988-023, the Churchill Park property and a strip of land along the south edge of the ComEd right-of-way, just north of the subdivision, was dedicated to the Buffalo Grove Park District (BGPD). A bike/ped trail running the length of the property along the ComEd right-of-way and a pedestrian bridge connecting the trail to Churchill Park were required to be installed as part of the development plan.

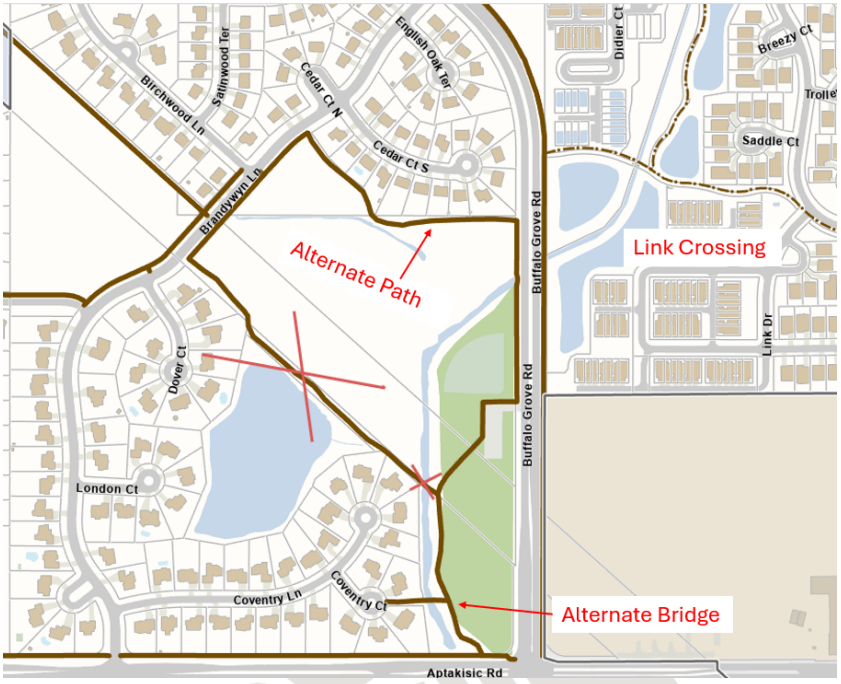

Figure 6. Churchill Park

The Park District has indicated that the bridge is in disrepair and the path floods regularly making both the trail and bridge unusable for extended periods of time. BGPD has also indicated there would be significant costs associated with improving the path and bridge and is requesting approval from the Village to remove both. Their plans include restoration of the trail area with native vegetation.

Since there is bike/ped path just north of the trail that would be removed (connecting Brandywyn Ln. to Buffalo Grove Rd.) and another bridge that crosses the creek to the south, staff does not have concerns regarding the request.

If a preliminary plan has been previously approved for a property, Section 16.20.020 L of the Development Ordinance gives the Village Manager authority to submit to the Village Board for approval a minor change to the plan. Therefore, in order for the project to proceed, an amendment or minor change to the development plan approved by Ordinance No. 1988-023 is required. Staff notes, the work is proposed within 100-year floodplain, floodway, and wetlands/Waters of the US, and confirms that the appropriate coordination and permits from Illinois Department of Natural Resources (IDNR) and Lake County Stormwater Management Commission (LC SMC) have been issued.

PUBLIC COMMENTS

Since a public hearing was not required for the minor change to the development plan to allow the removal of the path and bridge, the Park District instead notified residents within a 350 ft radius utilizing a resident contact list provided by Community Development. A direct mailing was sent on December 9, 2025. The Park District notes in their request letter, attached, that a single inquiry was fielded as a result of the outreach. It was regarding ongoing maintenance after path removal. The Park District confirms that they will continue to maintain their property.

Next Steps

The Park District submitted plans to Engineering for removal of the bridge and bike/pedestrian trail, along with site restoration with vegetation. Engineering reviewed the plans and provided comments to the Park District in mid-December. Overall, the proposed plan is generally acceptable. However, additional clarification is needed related to floodplain regulatory requirements and constructability before a Village Site Development Permit can be issued. Subject to Village Board approval of the minor change to the Development Plan, once revised plans are submitted, Engineering will complete its review, confirm all comments have been addressed, and issue a Site Development Permit to move the project forward .

BUFFALO
GROVE
PARK
DISTRICT

Erika Strojinc, Executive Director
Laurie Hoffman, Planning and Development Manager
Buffalo Grove Park District
530 Bernard Drive
Buffalo Grove, IL 60089

January 7, 2026

Board of Trustees
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

Subject: Request for an amendment to Ordinance No. 88-023 and the preliminary plan for Churchill Subdivision

Dear Board of Trustees,

The Buffalo Grove Park District is seeking an amendment to Ordinance No. 88-023 (Seidl Nursery Property Annexation Agreement) as well as the preliminary plan for the Churchill Subdivision. The Park District aims to remove the pedestrian bridge that spans Aptakisic Creek and the section of the pedestrian path that connects this bridge to Brandywyn Lane. This section of the path has been closed since 2013 due to frequent flooding, which has created unsafe conditions.

The removal of the bridge and the section of the pathway will not impact pedestrian access. The pathway along the north end of Churchill Park, which connects to Brandywyn Lane, will remain open for public use. Additionally, this project will not affect the pedestrian bridge or path on the south end of the park that leads to Coventry Lane. After the bridge and closed path are removed, the Park District will restore the area to ensure soil stabilization and improve long-term maintenance.

Residents within a 350-foot radius of Churchill Park were notified of the plans for the bridge and pathway removal through letters sent out on December 9, 2025. We received only one phone call in response to these letters. The resident did not have any issues with the removal, but wanted to confirm that we would continue maintaining the grassy area where the bridge and path are located. We assured the resident that we will maintain the area within the Park District's property line. However, any overgrowth or maintenance issues that arise outside our property will be the responsibility of either ComEd or the Churchill Subdivision Homeowners Association, as they own the adjacent properties.

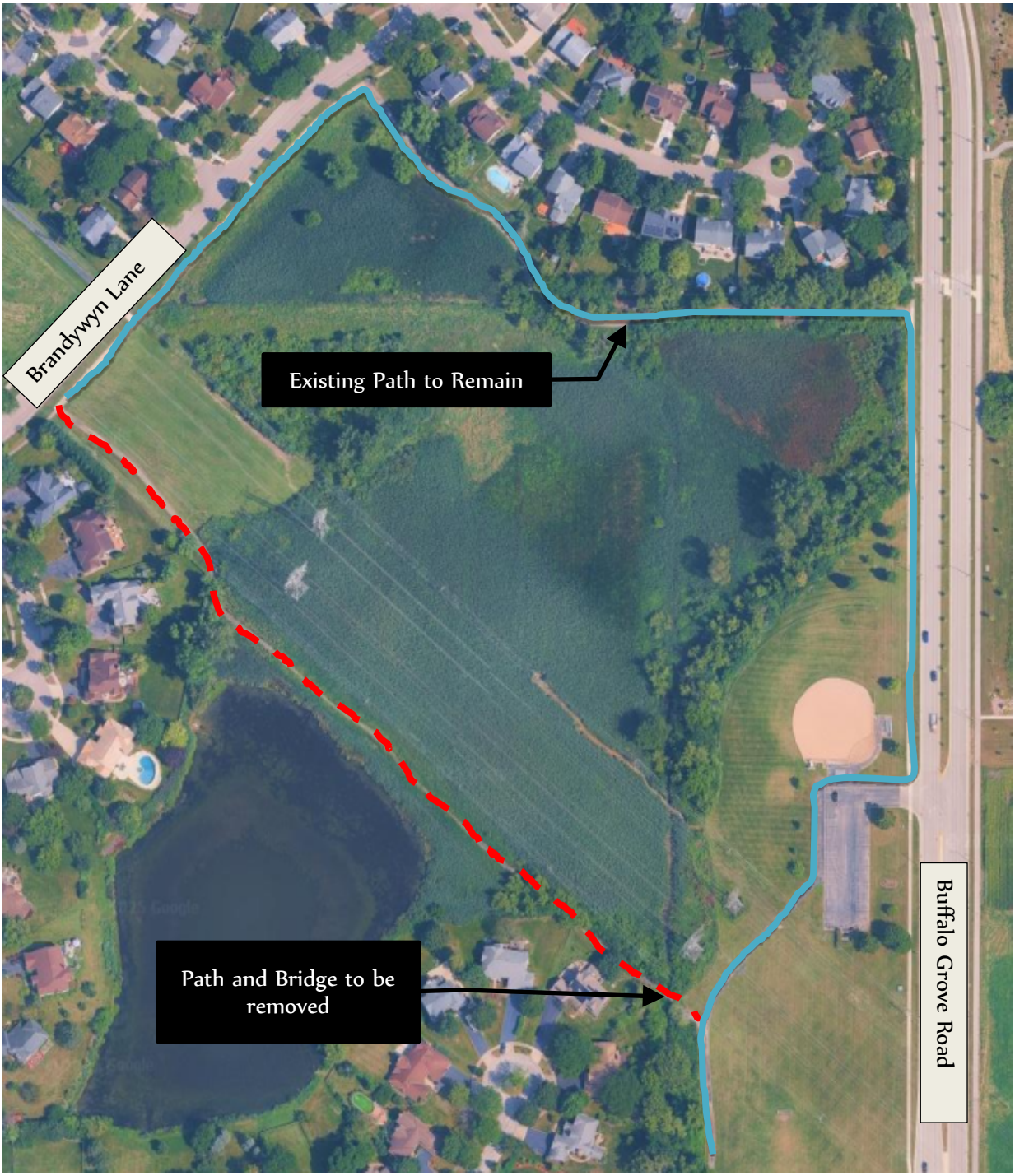

Figure 1: Proposed Path and Bridge Removal

Figure 2: Property Line Delineation

The Park District believes that the original annexation agreement (Ordinance 88-023) does not require the construction of the pedestrian bridge or list it as a necessary public improvement. Instead, the focus of the agreement is on drainage, easements, and utilities. The request to modify the ordinance arises from the inclusion of the bridge and pathway in the development plan for the Churchill Subdivision, as detailed in Exhibits D, E, E-1, and F. Given that the pathway has been closed for 12 years due to flooding, the bridge is not essential to the intent of the Agreement. Removing it would enhance public safety in this known flood area.

Thank you for your consideration of this important matter. We believe that the proposed changes will enhance public safety and maintain the integrity of our community spaces. We appreciate your support and look forward to your favorable response regarding the amendment to Ordinance No. 88-023 and the preliminary plan for the Churchill Subdivision.

Sincerely,

Erika Strojinc, CPRE
Executive Director

Laurie Hoffman, AIA, CDT, NCARB
Planning and Development Manager

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING A MINOR AMENDMENT TO THE PRELIMINARY PLAN, APPROVED BY ORD. 88-023, FOR BRIDGE AND BIKE PATH REMOVAL AT CHURCHILL LANE SUBDIVISION

Churchill Lane Subdivision - Bike and Path Removal

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Churchill Lane Subdivision is improved with single-family homes, Churchill Park, as well as associated bike paths, bridges, and open space; and

WHEREAS in 1988, the Village Board approved Ordinance No. 1988-023 granting a preliminary plan for Churchill Lane Subdivision, including a dedication of a strip of land along the south edge of the ComEd right-of-way, north of the subdivision, to the Buffalo Grove Park District for a bike path and bridge; and

WHEREAS the Buffalo Grove Park District is the owner of this strip of land along the south edge of the ComEd right-of-way, north of the subdivision; and

WHEREAS the Buffalo Grove Park District requests a minor amendment to the preliminary plan in order to allow removal of the bridge and bike path due to the location and maintainability in a floodplain; and

WHEREAS the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested amendment to the preliminary plan is reasonable and will serve the best interests of the Village.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Corporate Authorities hereby adopt a proper, valid, and binding ordinance approving an amendment to the preliminary plan, approved by Ordinance No. 1988-023 to allow the Buffalo Grove Park District to remove the bike path and bridge following proper Engineering review and permitting.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

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SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 8.c. O-2026-12
Ordinance Amending Title 5.20 Liquor Controls

Contacts

Liaison: President Smith
Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance amending Title 5.20 Liquor Controls to update the list of licenses authorized.

Summary

Background

This ordinance is to update the list of liquor licenses authorized in Section 5.20.130 of the Village of Buffalo Grove Municipal Code for the license period ending April 30, 2026. A Class A liquor license is rescinded at the request of the licensee and two licenses are reserved for new businesses.

Strategic Alignment

Guiding Principle

Principle 7: Builds Our Community

Goal

Goal 5: More livable Buffalo Grove community with leisure experiences for all

File Attachments

1. Memo - Amending 5.20 Liquor Controls - 01202026
2. DRAFT Ordinance - Amending 5.20 Liquor Controls - 01202026

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MEMORANDUM

DATE: January 20, 2026

TO: Village Manager Dane Bragg

FROM: Samina Shaikh, Administrative Services Manager / Deputy Village Clerk

SUBJECT: Update to Chapter 5.20 Liquor Controls

RECOMMENDATION

Staff recommend approval of updates to the authorized liquor licenses in Section 5.20.130 of the Village of Buffalo Grove Municipal Code for license period ending April 30, 2026.

BACKGROUND

Changes are proposed to the list of authorized local liquor licenses for the current license period through April 30, 2026. The updates are included in the attached ordinance updating Section 5.20.130. Explanations for the changes are as follows:

- A Class A liquor license for Telugu Ruchulu of BG, LLC d/b/a Nawabi Hyderabad House Biryani Place at 800 Lake Cook Road is hereby rescinded at the request of the licensee. The business has been sold to another entity. The address for this license is mistakenly noted as 228 McHenry Road in the code which is possibly a scrivener's error. Village Ordinance 2022-077 notes the business premises at 800 Lake Cook Road. The correct address for the rescinded license for Telugu Ruchulu of BG, LLC d/b/a Nawabi Hyderabad House Biryani Place is 800 Lake Cook Road.

- A Class A liquor license is reserved for SSAS Foods LLC d/b/a Hyderabad House Buffalo Grove at 800 Lake Cook Road. This is a new business. This reservation is subject to the applicant completing Village requirements for said license on or before April 20, 2026. The Village Manager shall have the authority to extend the April 20, 2026 date for good cause shown. If not so extended, this reservation shall cease. A thirty-day Class A (with Outdoor Seating) Conditional Liquor License was granted to SSAS Foods LLC d/b/a Hyderabad House Buffalo Grove at 800 Lake Cook Road on January 9, 2026 by the Liquor Control Commissioner pursuant to Section 5.20.060(B) of the Village of Buffalo Grove Municipal Code.

- A Class A liquor license is reserved for Culinary Conquest Inc d/b/a Flambe Karma at 1155 McHenry Road. This is a new business. This reservation is subject to the applicant

completing Village requirements for said license on or before April 20, 2026. The Village Manager shall have the authority to extend the April 20, 2026 date for good cause shown. If not so extended, this reservation shall cease. A ninety-day Class A Conditional Liquor License was granted to Culinary Conquest Inc d/b/a Flambe Karma at 1155 McHenry Road on December 29, 2025 by the Liquor Control Commissioner pursuant to Section 5.20.060(B) of the Village of Buffalo Grove Municipal Code.

ORDINANCE 2026-xxx

AN ORDINANCE AMENDING CHAPTER 5.20 LIQUOR CONTROLS

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended to read as follows:

5.20.130 Licenses authorized.

Subsection A. of Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended with deletions in ~~strikethrough~~ and additions in underline text so that Subsection A. of Section 5.20.130 shall provide as follows.

Licensee and d/b/a	***Address***
Class A.	
1. Midas Banquets, Inc. d/b/a Astoria Banquets	1375 W. Dundee Road
2. Leiserv, LLC d/b/a Lucky Strike Buffalo Grove	350 McHenry Road
3. Continental Restaurant, Inc.	782 S. Buffalo Grove Road
4. Eva's Mexican Restaurant, Inc.	205 Dundee Road
5. Chanprung, LLC d/b/a Full Thai	1000 Weiland Road
7. Golden Durebak Restaurant, Inc.	718 Buffalo Grove Road
8. Grande Jakes Fresh Mexican Grill in BG, Inc.	799 Buffalo Grove Road
9. Guzman Y Gomez Restaurants, LLC	120 McHenry Road
10. Ineozone Inc. d/b/a Kum Kang San Korean BBQ	1333 Dundee Road
11. La Presa Restaurant, Inc.	86 W. Dundee Road
12. Luma, LLC d/b/a Lou Malnati's	85 South Buffalo Grove Road
~~13. Telugu Ruchulu of BG, LLC d/b/a Nawabi Hyderabad House Biryani Place~~	~~228 McHenry Road~~

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~~14.~~13. Paddock Lounge, LLC	301 Hastings Drive
~~15.~~14. TK Tavern, Inc. d/b/a Prairie House Tavern	2710 Main Street
~~16.~~15. BRI Incorporated d/b/a Sal & Tony's	48 Raupp Boulevard
~~17.~~16. The Schwaben Center	301 Weiland Road
~~18.~~17. Sky Fitness Café, Inc. d/b/a Sky Spa & Sauna	1501 Busch Parkway
~~19.~~18. Yang Group, Inc. d/b/a Sushi Grove	154 McHenry Road
~~20.~~19. WJN Gold, LLC d/b/a WJ Golf	401 Half Day Road
~~21.~~20. Booming, Inc. d/b/a Yan Yan Chinese Cuisine	360 Half Day Road
~~22.~~21. Rotary Sushi and Bar LLC d/b/a Blackfish Rotary Sushi and Bar	686 Buffalo Grove Road
~~23.~~22. Lazy Dog Colorado Ops, LLC d/b/a Lazy Dog Restaurant & Bar	51 McHenry Road
~~24.~~23. SP Ramen 24 Inc d/b/a Sanjo Ramen	167 McHenry Road
24. SSAS Foods LLC d/b/a Hyderabad House Buffalo Grove	800 Lake Cook Rd
25. Culinary Conquest Inc d/b/a Flambe Karma	1155 McHenry Road

SECTION 2.

A. A Class A liquor license for Telugu Ruchulu of BG, LLC d/b/a Nawabi Hyderabad House Biryani Place at 800 Lake Cook Road is hereby rescinded at the request of the licensee. The address for this license is mistakenly noted as 228 McHenry Road in the code which is possibly a scrivener's error. Village Ordinance 2022-077 notes the business premises at 800 Lake Cook Road. The correct address for the rescinded license for Telugu Ruchulu of BG, LLC d/b/a Nawabi Hyderabad House Biryani Place is 800 Lake Cook Road.

B. A Class A liquor license is reserved for SSAS Foods LLC d/b/a Hyderabad House Buffalo Grove at 800 Lake Cook Road. This reservation is subject to the applicant completing Village requirements for said license on or before April 20, 2026. The Village Manager shall have the authority to extend the April 20, 2026 date for good cause shown. If not so extended, this reservation shall cease.

C. A Class A liquor license is reserved for Culinary Conquest Inc d/b/a Flambe Karma at 1155 McHenry Road. This reservation is subject to the applicant completing Village requirements for said license on or before April 20, 2026. The Village Manager shall have the authority to extend the April 20, 2026 date for good cause shown. If not so extended, this reservation shall cease.

D. This Section 2 shall not be codified.

SECTION 5. This Ordinance shall be in full force and in effect from and after its passage and approval.

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AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 8.d. O-2026-13
Ordinance Amending Title 15 Buildings and Construction of the Village Code, as it relates to the local Electrical Vehicle-Capable Parking Requirements for Multifamily Residential Building

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance amending Title 15 Buildings and Construction of the Village Code, as it relates to the local Electrical Vehicle-Capable Parking Requirements for Multifamily Residential Building.

Summary

See attached memorandum.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services
Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. BOT Memo EV Regs
2. Draft Ordinance

MEMORANDUM

DATE: January 20, 2026

TO: Village Manager Dane Bragg

FROM: Nicole Woods, Community Development Director

SUBJECT: Text amendment to the Village's Building and Construction Code (Title 15) Re Electrical Vehicle-Capable Parking Requirements for Multifamily Residential Building

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance amending the Village's Building and Construction Code (Title 15 of the Buffalo Grove Municipal Code) to add language regarding EV Capable parking spaces for Multifamily developments.

BACKGROUND AND ANALYSIS

The Electric Vehicle Charging Act, 765 ILCS 1085 requires that 100% of parking spaces in multifamily properties be EV Capable, or equipped with infrastructure to support EV charging. Over the past several months, staff and the Village Board have reviewed data, interviewed developers, and spoken with other communities regarding the issues and implications surrounding this Act. Ultimately, Village and Staff felt that the statue's requirement that 100% of parking stalls in multifamily properties be EV Capable was unreasonable due to several contributing factors.

First, data has indicated that the current demand for EVs does not align with the state statute's requirement. Statistics suggest a slow uptick in EV consumption, with only 1.4% of vehicles on the road currently being electric in the US. Projections estimate this will increase to approximately 10% by 2030.

Additional data from the IL Secretary of State shows that as of 2025, the percentage of electric vehicles on the road is 2% in Illinois, and 3.4% in Lake County. Although specific data regarding the percentage of EV on the road in Buffalo Grove is not available, it is believed that the share of EVs is slightly higher than Lake County, based upon EV ownership per capita rates.

Another key factor is that developers report that in addition to creating an oversupply of EV infrastructure, such work would also come at a high cost, especially when technology is rapidly changing and improving. Noah Homes, who are developing the residential development of Bison Crossing, report that complying with the state statues' requirement of 100% comes with significant costs, potentially exceeding $1 million.

Given these factors, Village has come to an agreement to reduce the requirement of EV Capable Parking stalls from 100% to 30%. This amount provides a reasonable balance between meeting market demand and minimizing risks, insurance and cost implications for charging stations that are not in demand. Staff found other communities have taken action or are considering to take action to reduce this requirement as well.

It should be noted that the Village can change or modify this amount as technology improves and demand increases. This reduction is allowed via the Village's home rule authority and will be carried out via a text amendment to the Village Building and Construction Code.

PROPOSED TEXT AMENDMENT

Currently, the Village's Building and Construction Code does not make any reference to Electric Vehicles. Consequently, the following draft language is proposed (shown below in underlined) and would be listed as new Chapter under Title 15 Building and Construction.

Chapter 15.37 - Electrical Vehicle-Capable Parking Requirements

As it relates to enforcement of the Electric Vehicle Charging Act, as amended, in the case of a large multifamily residential building or a large multifamily residential building being renovated by a developer converting the property to an association, the Village may issue a building permit for such construction or renovation that requires that such building shall have a minimum 30% of its total parking spaces EV-capable, as those terms are defined in the Act, notwithstanding the provisions of Section 25(a)of the Act to the contrary.

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING AN AMENDMENT TO TITLE 15 BUILDINGS AND CONSTRUCTION OF THE VILLAGE OF BUFFALO GROVE MUNICIPAL CODE

Electrical Vehicle-Capable Parking Requirements for Multifamily Residential Building

Underlined = addition
~~Blacklined~~ = removal
1/20/2026

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WHEREAS, Section 6 of Article VII of the Illinois Constitution provides that a home rule unit may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; to license; to tax; and to incur debt, except to the extent said section limits such exercise and performance;

WHEREAS the Village, a home rule unit pursuant to said section ; and

WHEREAS, the adoption of regulations pertaining to the construction or renovation of single-family homes and multifamily residential buildings that have parking spaces within the Village, and the issuance of building permits pursuant thereto, are inherently matters pertaining the governmental and affairs of the Village; and

WHEREAS, no provision of Illinois law, including, but not limited to, the Electric Vehicle Charging Act, 765 ILCS 1085/ et seq. ("Act") purports to declare that the regulation and permitting of residential construction or renovations are exclusive powers of the State, that a home rule unit may not exercise such powers concurrently with the State, or otherwise preempts the Village's home rule authority the manner required by Section 6 of Article VII of the Illinois Constitution; and

WHEREAS, the President and Village Board of the Trustees of the Village desire to adopt regulations pertaining to the installation of electric charging stations within the Village and appropriately tailor those regulations to the needs of the Village and its residents; and

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

Section 1. Title 15 Buildings and Construction of the Village of Buffalo Grove Municipal Code, is hereby amended by adding the Following:

Chapter 15.37 - Electrical Vehicle-Capable Parking Requirements

As it relates to enforcement of the Electric Vehicle Charging Act, as amended, in the case of a large multifamily residential building or a large multifamily residential building being renovated by a developer

converting the property to an association, the Village may issue a building permit for such construction or renovation that requires that such building shall have a minimum 30% of its total parking spaces EV-capable, as those terms are defined in the Act, notwithstanding the provisions of Section 25(a)of the Act to the contrary.

SECTION 2. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 3. Any person violating any portion of this Ordinance shall be punished according to the provisions of Chapter 1.08 of the Buffalo Grove Municipal Code.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval, and publication and shall be codified. This Ordinance may be published in pamphlet form.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____
Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 8.e. O-2026-14
Ordinance Authorizing an Amendment to an Engineering Services Agreement with Hampton, Lenzini, and Renwick, Inc for General Engineering and Development Review Services

Contacts

Liaison: Trustee Weidenfeld
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the execution of a time and material professional services agreement amendment with Hampton, Lenzini, and Renwick, Inc. (HLR, Inc.), with no increase to the original contract amount, which shall not exceed $300,000, subject to review and approval by the Village Attorney.

Summary

See attached memo.

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. DRAFT Ordinance -HLR Gen Engineering and Development Amendment
2. DRAFT HLR Engineering Services Agreement - Amendment
3. Memo - HLR Engineering Services Amendment - 1.13.2026

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ORDINANCE 2026-xxx

AN ORDINANCE AUTHORIZING AN AMENDMENT TO AN ENGINEERING SERVICES AGREEMENT WITH HAMPTON, LENZINI, AND RENWICK, INC FOR GENERAL ENGINEERING AND DEVELOPMENT REVIEW SERVICES

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village seeks to amend an Engineering Services Agreement with Hampton, Lenzini, and Renwick, Inc. for General Engineering and Development Review Services,

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized to amend an Engineering Services Agreement attached herein with Hampton, Lenzini, and Renwick, Inc. for General Engineering and Development Review Services with updated hourly rates for 2026 with no increase to the original contract amount, which shall not exceed $300,000, subject to review by the Village Attorney.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____
Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

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VILLAGE OF BUFFALO GROVE
PROFESSIONAL SERVICES AGREEMENT
General Engineering and Development Review Services

THIS AGREEMENT is dated as of the 20th day of January 2026 ***("Agreement")*** and is by and between the **VILLAGE OF BUFFALO GROVE,** an Illinois home rule municipal corporation ***("Village")*** and the Consultant identified in Subsection 1A below.

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's statutory and home rule powers, the parties agree as follows:

SECTION 1. CONSULTANT.

A. Engagement of Consultant. The Village desires to engage the Consultant identified below to provide all necessary professional consulting services and to perform the work in connection with the project identified below:

Hampton, Lenzini and Renwick, Inc.
Address: 1707 N. Randall Road, Suite 100, Elgin, IL 60123
Attn: Randy Newkirk, PE, Municipal Manager
Phone: 847-697-6700
Email: rnewkirk@hlreng.com

B. Project Description. The Consultant shall provide General Engineering and Development Review Services for the Village of Buffalo Grove as further described in Exhibit A and Exhibit B.

C. Representations of Consultant. The Consultant has submitted to the Village a description of the services to be provided by the Consultant, a copy of which is attached as Exhibit B to this Agreement ("Services"). The Consultant represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the professional consulting services set forth in Exhibit B in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

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SECTION 2. SCOPE OF SERVICES.

A. **Retention of the Consultant.** The Village retains the Consultant to perform, and the Consultant agrees to perform, the Services.

B. **Services.** The Consultant shall provide the Services pursuant to the terms and conditions of this Agreement.

C. **Commencement.** Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties (the "Commencement Date"). The Consultant shall diligently and continuously prosecute the Services until the completion of the Work.

D. **Reporting.** The Consultant shall regularly report to the Village Engineer, or his/her designee, regarding the progress of the Services during the term of this Agreement.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

A. **Agreement Amount.** The total amount billed for the Services during the term of this Agreement shall not exceed the amount identified in the Schedule of Prices section in Exhibit B, unless amended pursuant to Subsection 8A of this Agreement.

B. **Invoices and Payment.** The Firm shall submit invoices to the Village for all Services and subcontractor services monthly. The Invoices shall be in a Village approved and itemized format for those portions of the Services performed and completed by the Firm. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit A. The Village shall pay to the Firm the amount billed pursuant to the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.)

C. **Records**. The Consultant shall maintain records showing actual time devoted and costs incurred and shall permit the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under the Agreement. The records shall be made available to the Village at reasonable times during the Agreement period, and for three years after the termination of the Agreement.

D. **Claim In Addition to Agreement Amount**. if the Consultant wishes to make a claim for additional compensation as a result of action taken by the Village, the Consultant shall provide written notice to the Village of such claim within 7 calendar days after occurrence of such action as provided by Subsection 8.D. of this Agreement, and no claim for additional compensation shall be valid unless made in accordance with this Subsection. Any changes in this Agreement Amount shall be valid only upon written amendment pursuant to Subsection 8.A. of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant shall proceed with all of the Services required to complete the project under this Agreement as determined by the Village without interruption.

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SECTION 3. COMPENSATION AND METHOD OF PAYMENT (cont.)

E. **Taxes, Benefits and Royalties.** The Agreement Amount includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claims or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees are hereby waived and released by consultant.

F. **Final Acceptance.** The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

SECTION 4. PERSONNEL SUBCONTRACTORS.

A. **Key Project Personnel.** The Key Project Personnel identified in Exhibit A and B shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel shall not be changed without the Village's prior written approval.

B. **Availability of Personnel.** The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassigning, or resignation.

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SECTION 4. PERSONNEL SUBCONTRACTORS (cont.)

C. **Approval and Use of Subcontractors**. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by the Agreement. All Services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

D. **Removal of Personnel and Subcontractors.** If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village, the Consultant shall immediately upon notice from the Village remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the amount contained in this Agreement of for a delay or extension of the Time of Performance as a result of any such removal or replacement. The Firm shall employ competent staff and shall discharge, at the request of the Village Manager, any incompetent, unfaithful, abusive or disorderly staff or subcontractor in its employ.

SECTION 5. CONFIDENTIAL INFORMATION.

A. **Confidential Information.** The term "Confidential Information" shall mean information in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement ("Time of Disclosure"); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. **No Disclosure of Confidential Information by the Consultant**. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring employees and subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

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SECTION 6. WARRANTY; INDEMNIFICATION; INSURANCE

A. **Warranty of Services.** The Consultant warrants that the Services shall be performed in accordance with the highest standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the Time of Performance, The warranty expressed shall be in addition to any other warranties expressed in this Agreement, or expressed or implied by law, which are hereby reserved unto the Village.

B. **Indemnification**. The Consultant shall, without regard to the availability or unavailability of any insurance, either of the Village or the Consultant, indemnify, save harmless, and defend the Village, and its officials, employees, agents, and attorneys against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, that arise, or may be alleged to have arisen, out of or in connection with, the Consultant's performance of, or failure to perform, the Services or any part thereof, whether or not due or claimed to be due in whole or in part to the active, passive, or concurrent negligence or fault of the Consultant, except to the extent caused by the sole negligence of the Village.

C. **Insurance.** Contemporaneous with the Consultant's execution of this Agreement, the Consultant shall provide certificates and policies of insurance, all with coverages and limits acceptable to the Village, and evidencing at least the minimum insurance coverages and limits as set forth in Exhibit C to this Agreement. For good cause shown, the Village Manager may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as the Director may impose in the exercise of his sole discretion. Such certificates and policies shall be in a form acceptable to the Village and from companies with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Such insurance policies shall provide that no change, modification in, or cancellation of, any insurance shall become effective until the expiration of 30 calendar days after written notice thereof shall have been given by the insurance company to the Village. The Consultant shall, at all times during the term of this Agreement, maintain and keep in force, at the Consultant's expense, the insurance coverages provided above, including, without limitation, at all times while correcting any failure to meet the warranty requirements of Subsection 6.A., Warranty of Services, of this Agreement.

D. **No Personal Liability**. No elected or appointed official, agent, or employee of the Village shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement.

E. **Kotecki Waiver**. In addition to the requirements set forth above, the Firm (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees and waives any limitation of liability defense based upon the Worker's Compensation Act and cases decided there under. Firm agrees to indemnify and defend the Village from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, which the Village may sustain as a result of personal injury claims by Firm’s employees, except to the extent those claims arise as a result of the Village’s own negligence

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SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

A. **Relationship of the Parties**. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement shall be construed (i) to create the relationship of principal and agent, employer and employee, partners, or joint ventures between the Village and Consultant; or (ii) to create any relationship between the Village and any subcontractor of the Consultant.

B. **Conflict of Interest.** The Consultant represents and certifies that, to the best of its knowledge, (1) no Village employee or agent is interested in the business of the Consultant or this Agreement; (2) as of the date of this Agreement neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

C. **No Collusion**. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 et seq.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 1LCS 5/33E-1 et seq. The Consultant represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer, and this Agreement shall, at the Village's option, be null and void.

D. **Sexual Harassment Policy.** The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 512-105(A)(4).

E. **Termination**. Notwithstanding any other provision hereof, the Village may terminate this Agreement, without cause, at any time upon 15 calendar days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in Exhibit A and B.

F. **Term**. The term of this agreement shall be dictated by the requirements of the individual project.

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SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS (cont.)

G. **Compliance with Laws and Grants.** Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Owner or Consultant with respect to this Agreement or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

Every provision of law required by law to be inserted into this Agreement shall be deemed to be inserted herein.

H. **Default.** if it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement ("Event of Default"), and fails to cure any such Event of Default within fourteen (14) calendar days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. **Cure by Consultant.** The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.

2. **Termination of Agreement by Village.** The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement.

3. **Withholding of Payment by Village.** The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of actions taken by the Village in response to any Event of Default by the Consultant.

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SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS (cont.)

I. **No Additional Obligation.** The Parties acknowledge and agree that the Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant or with any vendor solicited or recommended by the Consultant.

J. **Village Board Authority**. Notwithstanding any provision of this Agreement, any negotiations, or agreements with, or representations by the Consultant to vendors shall be subject to the approval of the Village Board of Trustees. The Village shall not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Village Board of Trustees.

K. **Mutual Cooperation**. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such confidential and non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the Work and with any other consultants engaged by the Village.

L. **News Releases**. The Consultant shall not issue any news releases or other public statements regarding the Services without prior approval from the Director. Nothing Herein shall limit the Firm's right to identify the Village as a client of the Firm or from disclosing matters arising from the relationship between the Village and the Firm that are subject to disclosure under the Illinois Freedom of Information Act, (5 ILCS 140, et seq)

M. **Ownership**. Designs, drawings, plans, specifications, photos, reports, information, observations, records, opinions, communications, digital files, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement ("Documents") shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village, in original format or a suitable facsimile acceptable to the Village

N. **Favorable Terms.** Consultant represents that all of the benefits and terms granted by Firm herein are at least as favorable as the benefits and terms granted by Firm to Illinois Home Rule Municipalities

Should consultant enter into any subsequent agreement with any Illinois Home Rule Municipalities, during the term of this Agreement, which provides for benefits or terms more favorable than those contained in this Agreement, including all exhibits to this Agreement, then this Agreement shall be deemed to be modified to provide the Village with those more favorable benefits and terms.

Consultant shall notify the Village, in writing, promptly of the existence of such more favorable benefits and terms and the Village shall have the right to receive the more favorable benefits and terms immediately. If requested in writing by the Village, consultant shall amend this Agreement to contain the more favorable terms and conditions.

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SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS (cont.)

O. **Joint Purchasing/Purchasing Extension.** The purchase of goods and services pursuant to the terms of this Agreement shall also be offered for purchases to be made by other Village, as authorized by the Governmental Joint Purchasing Act, 30 ILCS 525/0.01, et seq. (the "Act"). All purchases and payments made under the Act shall be made directly by and between each municipality and the Consultant. The Consultant agrees that the Village shall not be responsible in any way for purchase orders or payments made by the other Village. The Consultant further agrees that all terms and conditions of this Agreement shall continue in full force and effect as to other Village during the extended term of this Agreement.

The Consultant and the other Village may negotiate such other and further terms and conditions to this Agreement ("Other Terms") as individual projects may require. In order to be effective, Other Terms shall be reduced to writing and signed by a duly authorized representative of both the Consultant and the other municipality.

The Consultant shall provide other Village with all documentation as required in the Request for Qualifications, and as otherwise required by the Village including, but not limited to:

- Certificate of insurance naming each additional municipality as an additional insured

SECTION 8. GENERAL PROVISIONS.

A. **Amendment.** No amendment or modification to this Agreement shall be effective unless and until such amendment or modification is in writing, properly approved in accordance with applicable procedures, and executed.

B. **Assignment**. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

C. **Binding Effect.** The terms of this Agreement shall bind and inure to the benefit of the Parties hereto and their agents, successors, and assigns

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SECTION 8. GENERAL PROVISIONS (cont)

D. **Notice**. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic Internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received. The provisions of this Section 8 D shall not control with respect to the manner of communications utilized by the consultant in rendering the Services.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Buffalo Grove ("Village")
1650 Leider Lane
Buffalo Grove, IL 60089
Attn: Briget Schwab, PE, Village Engineer
Email: bfschwab@vbg.org

With a copy to

Law Firm: Shain Banks
70 W Madison Street, Suite 5400
Chicago, IL 60602
Attention: Patrick T. Brankin, Partner
Email: pbrankin@schainbanks.com

Notices and communications to the Consultant shall be addressed to, and delivered at, the following address:

Hampton, Lenzini and Renwick, Inc ("Consultant")
1707 N. Randall Road, Suite 100
Elgin, IL 60123
Attention: Randy Newkirk, PE, Municipal Manager
Email: rnewkirk@hlreng.com

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SECTION 8. GENERAL PROVISIONS (cont)

E. **Third Party Beneficiary.** No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation other than the Consultant shall be made or be valid against the Village.

F. **Provisions Severable**. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

G. **Time**. Time is of the essence in the performance of this Agreement.

H. **Governing Laws.** This Agreement shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall be in Cook County, Illinois

I. **Entire Agreement**. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Request for Proposal.

J. **Waiver.** No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

K. **Exhibit.** Exhibit A, Exhibit B, and Exhibit C are attached hereto, and by this reference incorporated in and made a part of this Agreement. In the event of a conflict between the Exhibit and the text of this Agreement, the text of this Agreement shall control.

L. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law

M. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

N. **Calendar Days and Time**. Unless otherwise provided in this Contract, any reference in this Contract to "day" or "days" shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Contract falls on a Saturday, Sunday or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday or federal holiday.

O. **No Waiver of Tort Immunity.** Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

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SECTION 8. GENERAL PROVISIONS (cont)

P. **Freedom of Information.** The Firm agrees to furnish all documentation related to the Contract, the Work and any documentation related to the Village required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) ("FOIA") request within five (5) calendar days after the Village issues Notice of such request to the Firm. The Firm agrees to defend, indemnify and hold harmless the Village, and agrees to pay all reasonable costs connected therewith (including, but not limited to attorney's and witness fees, filing fees and any other expenses) for the Village to defend any and all causes, actions, causes of action, disputes, prosecutions, or conflicts arising from Firm's actual or alleged violation of FOIA or the Firm's failure to furnish all documentation related to a FOIA request within five (5) calendar days after Notice from the Village for the same. Furthermore, should the Firm request that the Village utilize a lawful exemption under FOIA in relation to any FOIA request thereby denying that request, Firm agrees to pay all costs connected therewith (such as attorneys' and witness fees, filing fees and any other expenses) to defend the denial of the request. This defense shall include, but not be limited to, any challenged or appealed denials of FOIA requests to either the Illinois Attorney General or a court of competent jurisdiction.

Acknowledgement.

The undersigned hereby represent and acknowledge that they have read the foregoing Agreement, that they know its contents, and that in executing this Agreement they have received legal advice regarding the legal rights of the party on whose behalf they are executing this Agreement, and that they are executing this Agreement as a free and voluntary act and on behalf of the named parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

VILLAGE OF BUFFALO GROVE

By: _____
Dane Bragg, Village Manager

Date:_____

Firm

By: _____
Randal G. Newkirk, Vice President/Corporate Secretary

Title: _____

Date:_____

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Exhibit A. and Exhibit B.
Description of Work and Agreed Upon Pricing Structure

Description of Work

The consulting engineer will be responsible for the detailed review and evaluation of all civil engineering aspects of proposed development projects. This includes, but is not limited to, commercial, residential, industrial, and mixed-use developments. The review process will encompass the entire project lifecycle, from conceptual planning and preliminary engineering to final design and construction.

Key Responsibilities:

- Plan Review: Conduct comprehensive reviews of all submitted engineering plans, specifications, reports, and calculations. This includes providing written comments and recommendations to the applicant and the Village, ensuring that all design elements meet the requirements of the Village of Buffalo Grove Municipal Code, engineering standards, and other applicable local, state, and federal regulations.
- Coordination: Liaise with Village staff, including the Engineering Services, Community Development, Public Works, and Fire Departments, to ensure a coordinated and efficient review process. The consultant will also communicate directly with the applicant's design professionals to clarify review comments and facilitate necessary revisions.
- Compliance Verification: Verify that the proposed designs for site layout, grading, paving, utilities, stormwater management, and other infrastructure components are in conformance with established engineering principles and Village standards.
- Permit Review Support: Assist the Village in the review of applications for various permits, including but not limited to, land development, right-of-way, and utility permits. This includes reviewing required supporting documentation for technical adequacy.
- Meetings and Presentations: Attend pre-application, staff review, and other project-related meetings as required. The consultant may also be called upon to provide expert testimony or presentations at public meetings, such as those of the Planning and Zoning Commission or the Village Board.
- Construction Observation and As-Built Review: While the primary focus is on pre-construction review, the scope may be extended to include periodic construction observation to ensure that the project is being built in accordance with the approved plans. The consultant will also review as-built drawings to confirm that the completed infrastructure meets Village requirements for acceptance and dedication.

Potential Review Items for Development Projects

The following is a comprehensive, though not exhaustive, list of potential review items that will be examined for development projects within the Village of Buffalo Grove.

I. Site Development

- General Site Plan Review:
    - Verification of property lines, easements, and rights-of-way.
    - Review of building setbacks and overall site layout for compliance with zoning regulations.

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- Evaluation of site grading and drainage patterns.
- Assessment of erosion and sediment control plans, including compliance with the National Pollutant Discharge Elimination System (NPDES) requirements.
- Review of tree preservation and landscaping plans in coordination with the Village Forester.
- Verification of dimensions and materials for all proposed site features.

II. Roadway and Pavement Design

- Geometric Design:
  - Review of horizontal and vertical alignment of proposed public and private roadways.
  - Verification of lane widths, cross-slopes, and superelevation.
  - Assessment of intersection design, including turning radii and sight distance analysis.
- Pavement Structure:
  - Review of geotechnical reports and pavement design calculations for proposed roadways and parking lots.
  - Verification of pavement material specifications (e.g., asphalt, concrete).
  - Assessment of subgrade preparation and compaction requirements.
- Traffic Control:
  - Review of proposed signage and pavement markings for compliance with the Manual on Uniform Traffic Control Devices (MUTCD).
  - Evaluation of traffic calming measures where applicable.

III. Pedestrian and Bicycle Facilities

- Sidewalks and Pathways:
  - Verification of sidewalk and multi-use path locations, widths, and cross-slopes.
  - Review of connectivity to existing and proposed pedestrian networks.
- ADA Compliance:
  - Thorough review of all pedestrian facilities to ensure full compliance with the Americans with Disabilities Act (ADA), including curb ramps, detectable warnings, and accessible routes.
- Crosswalks and Intersections:
  - Evaluation of proposed crosswalk markings, signage, and any associated traffic signal modifications.

IV. Stormwater Management

- Stormwater Management Ordinances
  - Review developments in accordance with Lake County Watershed Development Ordinance and amendments approved by the Village
  - Provide accreditation for fully certified community including wetlands.
- Hydrologic and Hydraulic Analysis:
  - Review of stormwater management reports, including drainage calculations for runoff rates and volumes.
  - Verification of design storms and methodologies used in the analysis.

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- Detention and Retention:
    - Assessment of the design and capacity of proposed detention/retention basins.
    - Review of outlet control structures and release rates.
- Storm Sewer System:
    - Evaluation of the proposed storm sewer layout, pipe sizes, materials, and slopes.
    - Review of inlet and manhole spacing and design.
- Water Quality:
    - Assessment of best management practices (BMPs) for improving stormwater quality, such as vegetated swales, permeable pavements, and other sustainable design features.

V. Utilities

- Water Main:
    - Review of proposed water main layouts, sizes, and materials for compliance with Village and Illinois Environmental Protection Agency (IEPA) standards.
    - Verification of fire hydrant and valve locations and spacing.
    - Assessment of connections to the existing public water supply system.
- Sanitary Sewer:
    - Evaluation of proposed sanitary sewer layouts, pipe sizes, slopes, and materials.
    - Review of manhole design and locations.
    - Assessment of connections to the existing public sanitary sewer system.
- Other Utilities:
    - Coordination with and review of plans for private utilities, including but not limited to natural gas, electricity, and telecommunications, to identify and mitigate potential conflicts with public infrastructure.

VI. Other Necessary Permits and Submittals

The consulting engineer will also verify that the applicant has obtained or applied for all other necessary permits, which may include but are not limited to:

- Village of Buffalo Grove Permits:
    - Land Development Permit
    - Right-of-Way Occupancy Permit
    - Utility Permits
- Metropolitan Water Reclamation District of Greater Chicago (MWRDGC):
    - Watershed Management Ordinance (WMO) Permit for stormwater management and flood control.
- Illinois Environmental Protection Agency (IEPA):
    - Permit to Construct for public water main extensions.
    - NPDES Permit for Stormwater Discharges from Construction Activities.
- Illinois Department of Transportation (IDOT):
    - Permits for any work within the state right-of-way.
- U.S. Army Corps of Engineers:
    - Permits for any impacts to wetlands or waters of the United States.

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In addition to the development review services detailed herein, Hampton, Lenzini and Renwick, Inc. (HLR) is pleased to offer our full spectrum of professional services to the Village of Buffalo Grove under this same contractual framework. This provides the Village with a streamlined and efficient process to leverage our extensive capabilities for other projects and tasks as needed. Our comprehensive services include, but are not limited to, construction engineering and observation, land and route surveying, structural engineering for bridges and buildings, environmental sciences and permitting, traffic services, and the design of capital improvement projects. HLR is prepared to act as a versatile and responsive partner, ready to support the diverse engineering needs of the Village of Buffalo Grove.

2025 Staff:
Amy McKenna, PE, CFM – Lead Reviewer and Village's Main Point of Contact

Chris Olcott, PE, CFM, CPESC – Stormwater Reviewer

Lillian Prince, PE, CFM – Stormwater Reviewer

Troy Strange, PE – Site/Civil Reviewer

Alex Riegler, PE – Site/Civil Reviewer

Conor McGarvey, EIT – Staff Reviewer

Drew Donohue, EIT – Staff Reviewer

Dan Streit– Building Official / Plan Reviewer

Pat Hickey, PWS, CWS, CPESC, CA – Wetland Review Specialist

Eric Haglund, PLS – Plat Reviewer

For engineering services we will be compensated at the following hourly rates which will be considered payment in full to Hampton, Lenzini and Renwick, Inc. for actual employee time utilized to provide the required services, said rates include overhead and burden costs plus profit. Other out-of-pocket expenses will be reimbursed at our actual cost.

Employee Classification	2025 Rates	Employee
PRINCIPAL	$ 240.00	
ENGINEER 6	$ 220.00	Randy Newkirk, Chris Olcott
ENGINEER 5	$ 200.00	Troy Strange
ENGINEER 4	$ 190.00	Amy McKenna, Alex Riegler, Lillian Prince
ENGINEER 3	$ 175.00	
ENGINEER 2	$ 145.00	Conor McGarvey, Drew Donohue

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ENGINEER 1	$ 130.00	
STRUCTURAL 2	$ 240.00	
STRUCTURAL 1	$ 200.00	
TECHNICIAN 3	$ 170.00	Dan Streit
TECHNICIAN 2	$ 140.00	
TECHNICIAN 1	$ 115.00	
INTERN/TEMPORARY	$ 70.00	
LAND ACQUISITION	$ 180.00	
SURVEY 2	$ 180.00	Eric Haglund
SURVEY 1	$ 130.00	
ENVIRONMENTAL 3	$ 190.00	Pat Hickey
ENVIRONMENTAL 2	$ 140.00	
ENVIRONMENTAL 1	$ 115.00	
ADMINISTRATION 2	$ 155.00	
ADMINISTRATION 1	$ 100.00	

These rates will remain in effect through December 31, 2025. In the event our services are required after that date, we will submit revised rates to be utilized through December 31, 2026.

2026 Staff:
Amy McKenna, PE, CFM – Lead Reviewer and Village's Main Point of Contact

Chris Olcott, PE, CFM, CPESC – Stormwater Reviewer

Lillian Prince, PE, CFM – Stormwater Reviewer

Troy Strange, PE – Site/Civil Reviewer

Alex Riegler, PE – Site/Civil Reviewer

Jeff Meindl, PE – Site/Civil Reviewer

Conor McGarvey, EIT – Staff Reviewer

Drew Donohue, EIT – Staff Reviewer

Dan Streit– Building Official / Plan Reviewer

Pat Hickey, PWS, CWS, CPESC, CA – Wetland Review Specialist

Eric Haglund, PLS – Plat Reviewer

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For engineering services we will be compensated at the following hourly rates which will be considered payment in full to Hampton, Lenzini and Renwick, Inc. for actual employee time utilized to provide the required services, said rates include overhead and burden costs plus profit. Other out-of-pocket expenses will be reimbursed at our actual cost.

Employee Classification	2026 Rates	Employee
PRINCIPAL	$245.00	
ENGINEER 6	$230.00	Randy Newkirk, Chris Olcott
ENGINEER 5	$215.00	Troy Strange
ENGINEER 4	$200.00	Amy McKenna, Alex Riegler, Lillian Prince, Jeff Meindl
ENGINEER 3	$185.00	
ENGINEER 2	$155.00	Conor McGarvey, Drew Donohue
ENGINEER 1	$140.00	
STRUCTURAL 2	$250.00	
STRUCTURAL 1	$215.00	
TECHNICIAN 3	$180.00	Dan Streit
TECHNICIAN 2	$145.00	
TECHNICIAN 1	$120.00	
INTERN/TEMPORARY	$80.00	
LAND ACQUISITION	$185.00	
SURVEY 2	$190.00	Eric Haglund
SURVEY 1	$135.00	
ENVIRONMENTAL 3	$200.00	Pat Hickey
ENVIRONMENTAL 2	$155.00	
ENVIRONMENTAL 1	$120.00	
ADMINISTRATION 2	$160.00	
ADMINISTRATION 1	$105.00	

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These rates will remain in effect through December 31, 2026. In the event our services are required after that date, we will submit revised rates to be utilized through December 31, 2027.

EXHIBIT C. Insurance

Consultant shall procure and maintain, for the duration of the Contract and any maintenance period, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, his agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village of Buffalo Grove named as additional insured on a primary and non-contributory basis. This primary, non-contributory additional insured coverage shall be confirmed through the following required policy endorsements: ISO Additional Insured Endorsement CG 20 10 or CG 20 26 and CG 20 01 04 13

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026
2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto."
3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

B. Minimum Limits of Insurance: Consultant shall maintain limits no less than:

1. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a project/contract specific aggregate of $1,000,000.
2. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.
3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of $500,000 per accident.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Village, its officials, agents, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

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D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages:
    a. The Village, its officials, agents, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, leased or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officials, agents, employees and volunteers.
2. The Consultant's insurance coverage shall be primary and non-contributory as respects the Village, its officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the Village, its officials, agents, employees and volunteers shall be excess of Consultant's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials, agents, employees and volunteers.
4. The Consultant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not “follow form,” then the Consultant shall be required to name the Village, its officials, employees, agents and volunteers as additional insureds
6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.
7. The Consultant and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Village. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers’ Compensation Act provision that applies a limitation to the amount recoverable in contribution such as Kotecki v. Cyclops Welding

E. All Coverages:

1. No Waiver. Under no circumstances shall the Village be deemed to have waived any of the insurance requirements of this Contract by any act or omission, including, but not limited to:
    a. Allowing work by Consultant or any subcontractor to start before receipt of Certificates of Insurance and Additional Insured Endorsements.
    b. Failure to examine, or to demand correction of any deficiency, of any Certificate of Insurance and Additional Insured Endorsement received.
2. Each insurance policy required shall have the Village expressly endorsed onto the policy as a Cancellation Notice Recipient. Should any of the policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

F. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

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G. Verification of Coverage

Consultant shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Village before any work commences. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

The Certificate of Insurance shall state the Village of Buffalo Grove has been endorsed as an "additional insured" by the Vendor's insurance carrier. Specifically, this Certificate must include the following language: **"The Village of Buffalo Grove, and it's respective elected and appointed officials, employees, agents, consultants, attorneys and representatives, are, and have been endorsed, as an additional insured under the above reference policy number_____ on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the agreement term."**

H. Subcontractors

Consultant shall include all subcontractors as insured's under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage's for subcontractors shall be subject to all of the requirements stated herein.

I. Assumption of Liability

The Consultant assumes liability for all injury to or death of any person or persons including employees of the Consultant, any subcontractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to the Contract.

J. Workers' Compensation and Employers' Liability Coverage

The insurer shall agree to waive all rights of subrogation against the Village of Buffalo Grove, its officials, employees, agents and volunteers for losses arising from work performed by Consultant for the municipality.

K. Failure to Comply

In the event the Consultant fails to obtain or maintain any insurance coverage's required under this contract, The Village may purchase such insurance coverage's and charge the expense thereof to the Consultant.

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MEMORANDUM

DATE:	**January 13, 2025**
TO:	**Dane Bragg, Village Manager**
FROM:	**Briget Schwab, Village Engineer**
SUBJECT:	**HLR General Engineering and Development Review Services - Amendment**

RECOMMENDATION

Staff recommends approval of the time and material professional services agreement amendment with Hampton, Lenzini, and Renwick, Inc. (HLR, Inc.), with no increase to the original contract amount, which shall not exceed $300,000, subject to review and approval by the Village Attorney.

BACKGROUND

Since execution of the agreement, the Village has successfully filled two Civil Engineer I (CE I) positions. However, recruitment for the Civil Engineer II (CE II) position remains ongoing and has taken longer than anticipated to identify a suitable candidate. Recruitment efforts were intentionally paused just prior to the holiday season to allow staff to focus on onboarding the newly hired CE I positions that support both capital projects and development review. Staff plans to reopen recruitment in the coming weeks and will expand the search to include either a CE I or CE II candidate. The ideal candidate will have demonstrated development review experience and specialized expertise in stormwater, a skill set that has proven to be difficult to find.

Over the past six months, HLR, Inc. has provided consistent on-site support through two senior-level engineers assisting with development review services and a range of general engineering functions, including right-of-way permit reviews, traffic-related inquiries, and other related engineering services. In addition to on-site support, HLR, Inc. has also provided remote assistance to staff, as needed, to help address workload demands.

The original agreement established hourly rates through December 31, 2025. Given that staff anticipates needing professional services support beyond this timeframe while recruitment efforts continue, HLR, Inc. has requested an adjustment to hourly rates

consistent with their 2026 rate schedule. This rate increase would apply only to services performed after December 31, 2025 and would not exceed the original not-to-exceed contract amount.

The current contract has approximately $155,000 remaining. Staff believe that the remaining contract funds will be sufficient to support an additional six months of services while recruitment and hiring efforts continue.

FINANCIAL IMPACT

All contemplated staffing and contractual expenses fall within the Department's allocated budget resources.

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 9.a. O-2026-15

Ordinance Approving an Annexation and Development Agreement for the Property at 20311 N. Weiland Road, Prairie View and 301 Weiland Road, Buffalo Grove

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance approving the attached annexation and development agreement, subject to final review and approval by the Village Attorney.

Summary

M/I Homes of Chicago, LLC is the contract purchaser of two parcels: 20311 N. Weiland Road, located in unincorporated Lake County, and 301 Weiland Road within Buffalo Grove. The 20311 N. Weiland Road parcel comprises approximately 0.9 acres and is improved with a single-family dwelling, whereas the 301 Weiland Road property encompasses roughly 8.6 acres and is developed with the Schwaben Center facility and associated soccer fields. M/I Homes is requesting to annex 20311 N Weiland into Buffalo Grove and to redevelop both properties (20311 N Weiland Rd and 301 Weiland Rd) into a residential development called Highbury Club, which will include 33 single-family homes. As proposed, the project requires annexation, rezoning to the R-7 Residential Zoning District, a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan, and approval of variations to the Sign, Development, and Zoning Ordinances. The complete list of the variations is included in Section 4 of the attached draft annexation agreement.

Further information and details about the project can be found in the attached meeting materials provided in the public hearing agenda section of the Board packet.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT Ordinance - Approving Annexation Agreement
2. Exhibit B. Annexation Agreement Draft

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING AN ANNEXATION AND DEVELOPMENT AGREEMENT FOR PROPERTIES LOCATED AT 301 WEILAND ROAD, BUFFALO GROVE, IL 60089 AND 20311 N. WEILAND ROAD, PRAIRIE VIEW, IL 60089

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS there has heretofore been submitted to the Corporate Authorities of the Village of Buffalo Grove petitions to annex the property legally described in Exhibit A hereto; and,

WHEREAS there has been submitted to the Corporate Authorities of the Village of Buffalo Grove an Annexation and Development Agreement; and,

WHEREAS proper and due notice of the public hearing on January 20, 2026 concerning said Annexation Agreement and zoning have been given and the public hearing was held; and,

WHEREAS it is determined to be in the best interest of the Village of Buffalo Grove to approve said Annexation an Development Agreement.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The Annexation and Development Agreement, a copy of which is attached hereto and made a part hereof as Exhibit B, is approved, subject to final review and approval by the Village Attorney.

SECTION 2. The President and Clerk of the Village are hereby authorized to execute said Agreement on behalf of the Village of Buffalo Grove.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

DRAFT

ATTEST:

Janet M. Sirabian, Village Clerk

APPROVED:

Eric N. Smith, Village President

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

20311 Weiland Road

THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5, 323.98 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 315.10 FEET, THENCE SOUTH 130.00 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE, 355.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, WHICH IS 135.99 FEET SOUTHWESTERLY OF THE PLACE OF BEGINNING AND THENCE NORTHWESTERLY (SIC) ALONG SAID WESTERLY LINE, 135.99 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION PER DOCUMENT NO. 7271249 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

PARCEL INDEX NUMBER: 15-33-402-128

PROPERTY COMMON ADDRESS: 20311 Weiland Road, Prairie View, Illinois

Parcel 2:
301 Weiland Road

LOT 1 IN SCHWABEN CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1981 AS DOCUMENT NUMBER 2132309, IN LAKE COUNTY, ILLINOIS. LESS AND EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION IN CASE 17ED33 AS DISCLOSED BY AGREED FINAL ORDER RECORDED AS DOCUMENT 7526357.

ALSO THAT PART OF LOT 5 LYING SOUTH OF THE NORTH 80 RODS IN PRAIRIE VIEW ACRES BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY ILLINOIS EXCEPT THE WEST 430.12 FEET THEREOF.

PARCEL INDEX NUMBER: 15-33-402-111-0000 & 15-33-402-112-000

PROPERTY COMMON ADDRESS: 301 Weiland Road, Buffalo Grove, Illinois

DRAFT

EXHIBIT B

ANNEXATION AND DEVELOPMENT AGREEMENT

DRAFT

ANNEXATION AND DEVELOPMENT AGREEMENT

20311 AND 301 WEILAND ROAD

M/I HOMES - HIGHBURY

This agreement (hereinafter referred to as the "Agreement") is made and entered into this _____ day of _____, 2026 (“Effective Date”), by and between the VILLAGE OF BUFFALO GROVE ("Village") by and through the President and Board of Trustees of the Village (collectively, the "Corporate Authorities") and M/I HOMES OF CHICAGO, LLC, 2135 City Gate Lane, Naperville, Illinois 60563 ("Developer") and CASTLE ROOK LLC (“Parcel 1 Owner”) and SE INC MANAGEMENT, LLC (“Parcel 2 Owner,” and together with Parcel 1 Owner, “Owners”).

W I T N E S S E T H:

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit by virtue of the provisions of the Constitution of the State of Illinois of 1970; and

WHEREAS, Parcel 1 Owner is the owner of a certain tract of property comprising 0.8698 acres legally described and identified in the Legal Description, attached hereto as EXHIBIT A and made a part hereof, and which real estate is contiguous to the corporate limits of the Village; and,

WHEREAS, Parcel 2 Owner is the owner of a certain tract of property comprising approximately 7.7 acres legally described and identified in the Legal Description, attached hereto as Exhibit A and made a part hereof, and which real estate is within the corporate limits of the Village; and

WHEREAS, Parcel 1 and Parcel 2 are hereinafter collectively referred to as the “Property”; and

WHEREAS, a Plat of Annexation for Parcel 1, including certain street right-of-way adjacent to the Property, is attached hereto as EXHIBIT B; and

WHEREAS, Developer is the contract purchaser of the Property from the Owners; and

WHEREAS, Developer desires and proposes pursuant to the provisions and regulations applicable to the R-7 District of the Village Zoning Ordinance, with a special use as a Residential

Planned Unit Development, to develop the Property in accordance with and pursuant to certain Preliminary Plans (as defined in Section 5 of this Agreement). Said development of the Property shall consist of 33 single family residences to be constructed by Developer (the "Project"); and

WHEREAS, pursuant to the provisions of Section 5/11-15.1-1 *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*) and as the same may have been modified by the Village's Home Rule powers, a proposed Annexation Agreement was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice as provided by Statute; and,

WHEREAS, pursuant to due notice and advertisement, the Planning & Zoning Commission of the Village has held a public hearing and made its recommendations with respect to the requested zoning classification in the R-7 District with a special use as a Residential Planned Unit Development and variations to the Village Sign Ordinance, Development Ordinance and Zoning Ordinance; and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the annexation of Parcel 1 to the Village and the zoning and development of the Property on the terms and conditions herein set forth would further enable the Village to control the development of the area and would serve the best interests of the Village.

NOW, THEREFORE, in consideration of the premises, mutual covenants and agreements herein set forth, the parties hereto agree as follows:

1. Applicable Law. This Agreement is made pursuant to and in accordance with the provisions of Section 5/11-15.1-1 *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*) and as the same may have been modified by the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Agreement.

2. Agreement: Compliance and Validity. The Owner of Parcel 1 and Developer have filed with the Village Clerk of the Village a proper petition pursuant to and in accordance with the provisions of Section 5/7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8) and as the same may have been modified by the Village's Home Rule powers, conditioned on the execution of this Agreement and the compliance with the terms and provisions contained herein, to annex the property to the Village. It is understood and agreed that this Agreement in its entirety, together with the aforesaid petition for annexation, shall be null, void and of no force and effect unless

Parcel 1 is validly annexed to the Village and the Property is validly zoned and classified as a Planned Unit Development in the R-7 District, all as contemplated in this Agreement. No portion of the Property shall be disconnected from the Village without the prior written consent of its Corporate Authorities.

3. Enactment of Annexation Ordinance. The Corporate Authorities, within twenty-one (21) days of the execution of this Agreement by the Village, will enact an ordinance (hereinafter referred to as the "Annexation Ordinance") annexing Parcel 1 to the Village. Said Annexation Ordinance shall be recorded at the Lake County Recorder's Office along with the Plat of Annexation (attached hereto as EXHIBIT B).

4. Enactment of Zoning Ordinance. Within twenty-one (21) days after the passage of the Annexation Ordinance, the Corporate Authorities shall enact an ordinance zoning the Property in the R-7 District, with a Special Use for a Residential Planned Unit Development, subject to the restrictions further contained herein and all applicable ordinances of the Village of Buffalo Grove as amended from time to time. Said zoning shall be further conditioned on the development of the Project in accordance with the Preliminary Plans and other exhibits attached hereto or incorporated by reference herein. In addition, the ordinance approving the Special Use for a Residential Planned Unit Development shall include the granting of the following variations:

a. Section 14.16.010 to allow a residential development sign in the R-7 District and to allow the sign to exceed the height limitation and be placed within the required setback area; and
b. Section 16.30.050 of the Development Ordinance to allow a cul-de sac with a maximum length of greater than 500 feet and a bulb diameter of less than 120 feet; and
c. Section 16.50.070 to allow the proposed streets to have a grade of less than 1.0% and a slope of less than 0.6%; and
d. Section 17.40.030 C. to allow reduced interior side, corner side, and rear yard building setbacks as well as reduced lot areas and lot widths; and
e. Section 17.28.050 E. to allow a single-family residential planned unit development to exceed the dwelling units per acre permitted.

5. Approval of Plans. The Corporate Authorities hereby approve the Preliminary Plans pursuant to the provisions of the Development Ordinance. The "Preliminary Plans" consist of the following documents:

a. Preliminary PUD Plan, prepared by Gary R. Weber Associates, Inc. and last revised on November 17, 2025, a copy of which is attached hereto as Exhibit C (the "Preliminary PUD Plan");

b. Final Plat of Subdivision, prepared by Thomson Surveying Ltd., and last revised on November 24, 2025, a copy of which is attached hereto as Exhibit D (the "Final Plat of Subdivision");

c. Preliminary Engineering Plan, prepared by Pearson, Brown & Associates, Inc., last revised on November 20, 2025, a copy of which is attached hereto as Exhibit E (the "Preliminary Engineering Plan");

d. Preliminary Landscape Plan, prepared by Gary R. Weber Associates, Inc., last revised on November 20, 2025, a copy of which is attached hereto as Exhibit F (the "Preliminary Landscape Plan");

e. Building Elevations, prepared by M/I Homes, last revised on September 12, 2025, a copy of which is attached hereto as Exhibit G (the "Building Elevations").

6. Compliance with Applicable Ordinances. Developer agrees to comply with all ordinances of the Village of Buffalo Grove as amended from time to time in the development of the Project, provided that all new ordinances, amendments, rules and regulations relating to zoning, building and subdivision of land adopted after the date of this Agreement shall not be arbitrarily or discriminatorily applied to the Project but shall be equally applicable to all property similarly zoned and situated to the extent possible. Developer, in the development of the Project, shall comply with the standards set forth in the Development Ordinance as amended from time to time. Notwithstanding the foregoing, the Village shall not apply new ordinances or regulations to the Project to the extent that the ordinances or regulations would prevent development of the Project in accordance with the Preliminary Plans approved herein.

7. Amendment of Plans. If Developer desires to make major changes to the Preliminary Plans, as herein approved, the parties agree that such changes to the Preliminary

Plans will require, if the Village so determines, the submission of amended plats or plans, together with proper supporting documentation, to the Planning & Zoning Commission and/or the Corporate Authorities to consider such major changes to the Preliminary Plans. The Corporate Authorities may, in their sole discretion, require additional public hearings and may review the commitments of record contained in this Agreement, including, but not limited to fees, prior to final consideration of any change to the Preliminary Plans. The Village Manager is hereby authorized to approve such minor changes to the Plans as she or he deems appropriate.

8. Building Permit Fees. The building permit fees may be increased from time to time so long as said permit fees are applied consistently to all other developments in the Village to the extent possible. In the event a conflict arises between Developer and the Village on any engineering and technical matters subject to this Agreement, the Village reserves the right to pass along any and all additional reasonable and actual expenses incurred due to the use of consultants in the review and inspection of the Project from time to time.

9. Water Provision. Developer shall be permitted and agrees to tap on to the Village water system at points approved by the Village Engineer which points are shown on the Preliminary Engineering Plan (EXHIBIT E) and are hereby approved by the Village. Developer further agrees to pay to the Village such tap on fees in accordance with the applicable Village Ordinances in effect at the time of the issuance of the water and sewer permits. Developer agrees to accept any increase in water rates and tap on fees provided such rates and fees apply consistently to all other similar users in the Village. Following such tap on, the Village agrees to provide to the best of its ability and in a non-discriminatory manner water service to all users within the Project in accordance with the Preliminary Plans. Water mains serving the Project shall be installed by Developer and, except for service connections to individual homes, shall, upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, be dedicated to the Village and become a part of the Village water system maintained by the Village.

10. Stormwater Management and Sanitary Sewer Provisions.

a. The Corporate Authorities agree to cooperate with Developer and to use their best efforts to aid Developer in obtaining such permits from governmental agencies having

jurisdiction as may be necessary to authorize connection of the Project to the Lake County Department of Public Works for the collection of sewage. Developer shall construct on-site and off-site sanitary sewers as may be necessary to service the Project, in accordance with the Preliminary Engineering Plan (EXHIBIT E). Upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, the Corporate Authorities agree to operate and maintain such systems, except for sanitary sewer service connections to individual homes. Developer agrees to accept any increase in sewer rates and tap on fees, provided such rates and fees are applied consistently to all similar users in the Village.

b. Developer shall also construct any storm sewers and stormwater management improvements which may be necessary to service the Project, in accordance with Preliminary Engineering Plan (EXHIBIT E). To meet the stormwater detention requirements of the Development Ordinance, Developer intends to utilize excess detention storage in the adjacent off-site detention basin (known as "Pritchett Pond") owned by the Village and the Village acknowledges and agrees that Developer may use such storage as set forth in this Section 10(b). Developer agrees to pay the Village the sum of $341,986.45 for the use of 1.7 acre-feet of detention storage in Pritchett Pond. If Developer wishes to purchase less than 1.7 acre-feet of stormwater storage, the cost will be calculated on a pro-rated basis.

11. Drainage Provisions. Developer shall fully comply with any reasonable request of the Village Engineer related to the placement of buildings on lots, to preserve drainage standards. Developer shall install any storm sewers and/or inlets which are reasonably required to eliminate standing water or conditions of excess sogginess which may, in the opinion of the Village Engineer, be detrimental to the growth and maintenance of lawn grasses.

12. Security for Public and Private Site Improvements. Security for public and private site improvements shall be provided in accordance with the Development Ordinance and a Development Improvement Agreement (A sample Development Improvement Agreement is attached hereto as EXHIBIT H and is subject to further negotiation and approval by the parties.) as amended from time to time. Any letter of credit issued for such improvements shall be drawn on a financial institution of net worth reasonably satisfactory to the Village Attorney. The issuer may have an equitable or lending interest in the Property provided that the letter of credit, either

by its own terms or by separate written assurances of the issuer, shall be honored irrespective of that interest. Subject to the terms of the Development Improvement Agreement, the Village shall have the right to draw up to the full amount of the letter of credit in order to complete, and have formal acceptance of, all improvements secured by the letter of credit.

13. Exhibits. The following EXHIBITS, some of which were presented in testimony given by Developer or the witnesses during the hearings held before the Planning & Zoning Commission and the Corporate Authorities prior to the execution of this Agreement, are hereby incorporated by reference herein, made a part hereof and designated as shown below.

EXHIBIT A	Legal Description
EXHIBIT B	Plat of Annexation
EXHIBIT C	Preliminary Plan
EXHIBIT D	Preliminary Plat of Subdivision
EXHIBIT E	Preliminary Engineering Plan
EXHIBIT F	Preliminary Landscaping Plan
EXHIBIT G	Architectural Rendering
EXHIBIT H	Sample Development Improvement Agreement

14. Annexation Fee. Developer agrees to pay an annexation fee of $1,500.00 per subdivided lot located within Parcel 1, which is a total of 6 lots. This fee shall be payable pro rata at the time of issuance of building permits for homes on such lots. This fee, however, shall be paid in full prior to the expiration of this Agreement.

15. Building, Landscaping and Aesthetics Plans. Developer will submit final building and landscaping plans (which landscaping plans shall conform to the requirements of Village Ordinances) in connection with the development of homes on individual lots for final approval by the Village before commencing construction of buildings. Lighting and signage shall be compatible with surrounding areas as approved by the Village in the Preliminary Plans. Phases not under construction or completed shall be maintained in a neat and orderly fashion as reasonably determined by the Village Manager. The exterior elevations of the buildings to be constructed by Developer shall comply with the Final Plans approved by the Village. It is understood and agreed that minor modifications pertaining to the exterior elevations may be

desired by Developer, and to the extent practicable, the Village shall review said modifications administratively. Major changes may be subject to review by the Appearance Review Team (ART) and/or the Planning & Zoning Commission.

16. Declaration of Covenants, Conditions and Restrictions.

a. Prior to approval of the Development Improvement Agreement, Developer shall provide to the Village for review and approval a "Declaration." The Declaration shall provide for the creation of a homeowners' association (the "HOA") which shall be responsible for the governance of the Project. The Declaration shall require all lot owners in the Project to make assessment payments for the purpose of funding the operation, maintenance, repair and reconstruction of the common areas and private improvements serving the Project (the "HOA Improvements"). The HOA Improvements shall include stormwater management facilities, including but not limited to the detention pond located on Outlot A, common area landscaping, Project signage, and fences. The HOA shall be responsible to own, operate, and maintain the HOA Improvements.

b. The Developer shall (i) record the Declaration and (ii) incorporate the HOA prior to the issuance of a final certificate of occupancy for the first unit within the Property.

c. The Village shall have the right, but not the obligation, to enforce the Declaration, and further shall have the right, upon thirty (30) calendar days prior written notice specifying the nature of a default, to enter upon the Property and cure such default, or cause the same to be cured at the cost and expense of the HOA. The Village shall also have the right to charge or place a lien upon the Property for repayment of such costs and expenses, including reasonable attorneys' fees in enforcing such obligations.

d. The Declaration shall also provide that the Property shall be used and developed in accordance with Village ordinances, codes and regulations applicable thereto, including ordinance(s) enacted pursuant to this Agreement.

e. The Declaration shall be submitted to the Village for review and reasonable approval consistent with the terms of this Agreement. The Declaration shall provide that the provisions relative to the requirements set forth in this Section 16 may not be amended without the prior approval of the Village.

f. The Declaration shall require that landscaping embellishments (arbors, trellises, fences, etc.), if any, shall be maintained consistent with the final landscape plan for the Project.

g. The Declaration shall indicate that the retaining walls located on individual lots, if any, have been installed to satisfy the approved grading and drainage requirements. These walls constitute essential components of the approved engineering plan and are necessary to maintain the required grades and proper stormwater flow. The Declaration shall further indicate that retaining walls may not be removed, altered, modified, or relocated without the prior written approval of the HOA and the Village. The Village may require that all initial and subsequent homeowners with a required retaining wall on their lot execute a disclosure acknowledging that the retaining wall is, and shall remain, privately owned and maintained.

h. The Declaration shall indicate that the HOA shall maintain the stormwater management facility and the portions of the storm sewer system not noted as public on the engineering plans.

17. Park District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to time regarding park donations. Developer agrees to make cash contributions to the Village for conveyance to the Buffalo Grove Park District to fulfill the obligation of the Project concerning park donations in accordance with Title 19 of the Buffalo Grove Municipal Code.

18. School District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to time regarding school donations. Developer agrees to make cash and/or in-kind contributions to the Village for conveyance to School Districts 102 and 125 according to the criteria of said Title, provided that Developer and the Village acknowledge that, prior to the issuance of the first building permit for the Project, the amount of contributions to School District 102 will be separately memorialized in a written agreement between Developer and School District 102.

19. Library District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to time regarding library donations.

20. Conditions Concerning Park, School and Library Donations. It is understood and

agreed that rooms in the residential units labeled as dens, lofts, studies or libraries on the floor plans will not be counted as bedrooms for the purposes of calculating park, school and library donations unless the same include closets. It is understood and agreed that the per acre land value used to compute said cash contributions may be increased from time to time, and cash contributions made at the time of building permit issuance shall be based on the land value in effect at the time of permit issuance, provided that the contribution to District 102 shall not be modified without a written agreement executed by Developer and District 102.

21. Annexation to the Buffalo Grove Park District. Developer agrees, at the request of the Buffalo Grove Park District, to annex Parcel 1 to said Park District. Said annexation shall be completed within sixty days (60) days of the request of the Park District.

22. Facilitation of Development. Time is of the essence of this Agreement, and all parties will make every reasonable effort to expedite the subject matters hereof. It is further understood and agreed that the successful consummation of this Agreement and the development of the Project is in the best interests of all the parties and requires their continued cooperation. Developer does hereby evidence its intent to fully comply with all Village requirements, its willingness to discuss any matters of mutual interest that may arise, and its willingness to assist the Village to the fullest extent possible. The Village does hereby evidence its intent to cooperate in the resolution of mutual problems and its willingness to facilitate the development of the Project, as contemplated by the provisions of this Agreement.

23. Enforceability of the Agreement. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties or by an appropriate action at law or in equity to secure the performance of the covenants herein described. If any provision of this Agreement is held invalid, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

24. Term of Agreement. This Agreement is binding upon the Property, the parties hereto and their respective grantees, successors and assigns for a term of twenty (20) years from the date of this Agreement. Developer is under contract to purchase the Property from Owners after the Village has approved this Agreement. As such, the Village acknowledges that, upon such closing, Developer, or an entity which controls, is controlled by or is under common ownership

with Developer shall be entitled to develop the Property consistent with this Agreement. Otherwise, this Agreement shall not be assigned to any other party or entity without prior written consent of the Village Manager. If Developer fails to close on the Property on or before July 1, 2026 all rights and benefits of this Agreement and the approved Planned Unit Development and Rezoning Ordinances shall not be given to the Owners and the Project and this Agreement shall be null and void.

25. Corporate Capacities. The parties acknowledge and agree that the individuals that are members of the group constituting the Corporate Authorities are entering into this Agreement in their official capacities as members of such group and shall have no personal liability in their individual capacities.

26. Notices. Any notice required pursuant to the provisions of this Agreement shall be in writing and be sent by certified mail to the following addresses until notice of change of address is given and shall be deemed received on the fifth business day following deposit in the U.S. Mail.

If to Owner/Developer:	M/I Homes of Chicago, LLC 2135 City Gate Lane, Suite 620 Naperville, IL 60563 Attention: Scott Barenbrugge
Copy to:	Saul Ewing LLP 161 N. Clark Street, Suite 4200 Chicago, IL 60601 Attention: Julie Workman, Esq.
If to Village:	Village Clerk Village of Buffalo Grove 50 Raupp Boulevard Buffalo Grove, IL 60089
Copy to:	Patrick Brankin, Esq. Schain, Banks, Kenny & Schwartz, Ltd. 70 W. Madison Street, Suite 5300 Chicago, IL 60602

27. Default. The Village and Developer covenant and agree, on behalf of themselves and their respective successors and assigns, that in the event of a default of any of the terms,

provisions or conditions of this Agreement by either party, its successors or assigns, which default remains uncorrected for a period of thirty (30) days after written notice to the other party of such default, the party seeking to enforce said provision shall have the right to seek specific performance thereof. It is further expressly agreed by and between the parties hereto that the remedy of specific performance herein given shall not be exclusive of any other remedy afforded by law to the parties, their successors or assigns.

28. Litigation.

a. Developer, at its cost, shall be responsible for any litigation which may arise relating to the annexation, zoning and development of the Project. Developer shall cooperate with the Village in said litigation, but Developer's counsel will have principal responsibility for such litigation.

b. Developer shall reimburse the Village for reasonable attorneys' fees, expenses and costs incurred by the Village resulting from litigation relating to the annexation, zoning and development of the Project or in the enforcement of any of the terms of this Annexation Agreement upon a default by Developer.

c. Developer hereby indemnifies and holds the Village harmless from any actions or causes of action which may arise as a result of development activities for which the Owners/Developer is responsible.

29. Special Conditions.

a. It is understood and agreed that upon annexation the Village will issue new street address(es) for building(s) within the Property to ensure proper identification for provision of services, and Developer shall use said Village address(es) in place of current address(es) assigned by Lake County. Developer is also required to contact the Buffalo Grove Post Office and submit a change of address(es) requesting use of the address(es) as assigned by the Village.

b. Developer shall deposit with the Village the amount necessary to reimburse the Village for any real estate tax payments made by the Village to the Long Grove Fire Protection District concerning the Property pursuant to Section 705/20 of the Illinois Fire Protection Act (70 ILCS 705/20). Said deposit, as

determined by the Village, shall be made by the Owner/Developer within sixty (60) days of the date of this Agreement.

c. Use of Corrugated Metal Pipe (CMP) shall not be allowed unless approved by the Village.

30. Well and Septic Facilities and Underground Tanks – All water wells and septic sewer facilities on the Property shall be properly sealed or pumped and filled as required by the Illinois Department of Public Health and as approved by the Village Health Officer. Any underground tanks shall be removed as permitted and approved by the Illinois State Fire Marshal. Said sealing and removing of wells, septic facilities and underground tanks shall be completed on a schedule as directed by the Village.

31. Removal of Buildings and Structures – All buildings, structures, vehicles and other materials on the Property shall be removed prior to any site preparation work for the Project. If the Village reasonably determines, in the period prior to development, that structures or other objects need to be removed from the Property to prevent health or nuisance problems, Developer shall comply pursuant to the Village's reasonable prior written direction.

32. Developer and Association Obligations. The Project shall conform to the plans and conditions provided in this Agreement and in the Planned Unit Development Ordinance.

33. Miscellaneous.

a. No Waiver of Tort Immunities. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

b. Third Party Beneficiary. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation other than the parties hereto shall be made or be valid against the Village.

c. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

d. Governing Laws. This Agreement shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall be in Cook County, Illinois.

e. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the parties.

f. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

g. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

h. Counterpart Execution. This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

i. Effective Date. This Agreement shall become effective on the date on which Developer acquires title to the Property by special warranty deed.

j. Assignment. This Agreement shall not be assigned without the prior written approval of the Village, which shall not be unreasonably withheld.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY; SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the Corporate Authorities and Owner have caused this instrument to be executed by their respective proper officials duly authorized to execute the same on the day and the year first above written.

VILLAGE OF BUFFALO GROVE

By_____

Eric Smith, Village President

ATTEST:

By_____

VILLAGE CLERK

OWNER: CASTLE ROOK LLC

By_____

_____

Printed Name and Position

OWNER: SE INC MANAGEMENT, LLC

By_____

_____

Printed Name and Position

DEVELOPER: M/I HOMES OF CHICAGO, LLC

By_____

_____

Printed Name and Position

This document prepared by:

Patrick Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison Street, Suite 5300

Chicago, IL 60602

Mail to:

Village Clerk
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

EXHIBIT A
to
Annexation Agreement
LEGAL DESCRIPTIONS:

Parcel 1:
20311 Weiland Road

THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5, 323.98 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 315.10 FEET, THENCE SOUTH 130.00 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE, 355.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, WHICH IS 135.99 FEET SOUTHWESTERLY OF THE PLACE OF BEGINNING AND THENCE NORTHWESTERLY (SIC) ALONG SAID WESTERLY LINE, 135.99 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION PER DOCUMENT NO. 7271249 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

PARCEL INDEX NUMBER: 15-33-402-128

PROPERTY COMMON ADDRESS: 20311 Weiland Road, Prairie View, Illinois

Parcel 2:
301 Weiland Road

LOT 1 IN SCHWABEN CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1981 AS DOCUMENT NUMBER 2132309, IN LAKE COUNTY, ILLINOIS. LESS AND EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION IN CASE 17ED33 AS DISCLOSED BY AGREED FINAL ORDER RECORDED AS DOCUMENT 7526357.

ALSO THAT PART OF LOT 5 LYING SOUTH OF THE NORTH 80 RODS IN PRAIRIE VIEW ACRES BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY ILLINOIS EXCEPT THE WEST 430.12 FEET THEREOF.

PARCEL INDEX NUMBER: 15-33-402-111-0000 & 15-33-402-112-000

PROPERTY COMMON ADDRESS: 301 Weiland Road, Buffalo Grove, Illinois

EXHIBIT B
to
Annexation Agreement
20311 Weiland Road

PLAT OF ANNEXATION

EXHIBIT C
to
Annexation Agreement
20311 Weiland Road

PRELIMINARY PLAN

EXHIBIT D
To
Annexation Agreement
20311 Weiland Road

PRELIMINARY PLAT OF SUBDIVISION

EXHIBIT E
To
Annexation Agreement
20311 Weiland Road

PRELIMINARY ENGINEERING PLANS

EXHIBIT F
To
Annexation Agreement
20311 Weiland Road

PRELIMINARY LANDSCAPE PLANS

EXHIBIT G
To
Annexation Agreement
20311 Weiland Road

ARCHITECTURAL RENDERING

EXHIBIT H
To
Annexation Agreement
20311 Weiland Road

SAMPLE DEVELOPMENT IMPROVEMENT AGREEMENT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 9.b. O-2026-16
Ordinance Annexing the Property at 20311 N. Weiland Road, Prairie View

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an Ordinance annexing the property at 20311 N. Weiland Road, Prairie View

Summary

M/I Homes of Chicago, LLC is the contract purchaser of two parcels: 20311 N. Weiland Road, located in unincorporated Lake County, and 301 Weiland Road within Buffalo Grove. The 20311 N. Weiland Road parcel comprises approximately 0.9 acres and is improved with a single-family dwelling, whereas the 301 Weiland Road property encompasses roughly 8.6 acres and is developed with the Schwaben Center facility and associated soccer fields. M/I Homes is requesting to annex 20311 N Weiland into Buffalo Grove and to redevelop both properties (20311 N Weiland Rd and 301 Weiland Rd) into a residential development called Highbury Club, which will include 33 single-family homes. As proposed, the project requires annexation, rezoning to the R-7 Residential Zoning District, a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan, and approval of variations to the Sign, Development, and Zoning Ordinances. The complete list of the variations is included in Section 4 of the attached draft annexation agreement.

Further information and details about the project can be found in the attached meeting materials provided in the public hearing agenda section of the Board packet.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT Ordinance - Annexing Property
2. DRAFT Ordinance - Exhibit B. - Plat of Annexation

ORDINANCE 2026-xxx

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF BUFFALO GROVE, ILLINOIS

20311 N. WEILAND ROAD, PRAIRIE VIEW, IL 60089

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS a written petition signed by the owner of record of the land, Castle Rook, LLC, and all the electors in the territory hereinafter described, requesting the annexation of such territory to the Village of Buffalo Grove, has been filed with the Village Clerk of the Village of Buffalo Grove; and,

WHEREAS said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Buffalo Grove; and,

WHEREAS notice of the proposed annexation of such territory has been given to the appropriate authorities; and,

WHEREAS it is in the best interests of the Village of Buffalo Grove that such territory be annexed to the Village of Buffalo Grove.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. That the real property legally described in Exhibit A attached hereto be and hereby is annexed to the Village of Buffalo Grove. A true and correct map of said real property is attached hereto and made a part hereof as Exhibit B.

SECTION 2. The Village Clerk of the Village of Buffalo Grove is hereby directed to cause to be filed in the Office of the Recorder of Deeds of Lake County a copy of this Ordinance with an accurate map of the territory annexed.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

DRAFT

ATTEST:

Janet M. Sirabian, Village Clerk

APPROVED:

Eric N. Smith, Village President

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

SUBJECT PROPERTY COMMON ADDRESS: 20311 N. WEILAND ROAD, PRAIRIE VIEW, IL 60089

PERMANENT INDEX NO.: 15-33-402-128

20311 N. WEILAND ROAD:

THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5, 323.98 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 315.10 FEET, THENCE SOUTH 130.00 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE, 355.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, WHICH IS 135.99 FEET SOUTHWESTERLY OF THE PLACE OF BEGINNING AND THENCE NORTHWESTERLY (SIC) ALONG SAID WESTERLY LINE, 135.99 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION PER DOCUMENT NO. 7271249 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

EXHIBIT B

ANNEXATION PLAT

DRAFT

PLAT OF ANNEXATION
TO THE VILLAGE OF BUFFALO GROVE

PARCEL DESCRIPTION:

THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION PER DOCUMENT NO. 7271249 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

LEGEND

EXISTING LIMITS OF BUFFALO GROVE (HATCHED LINE)

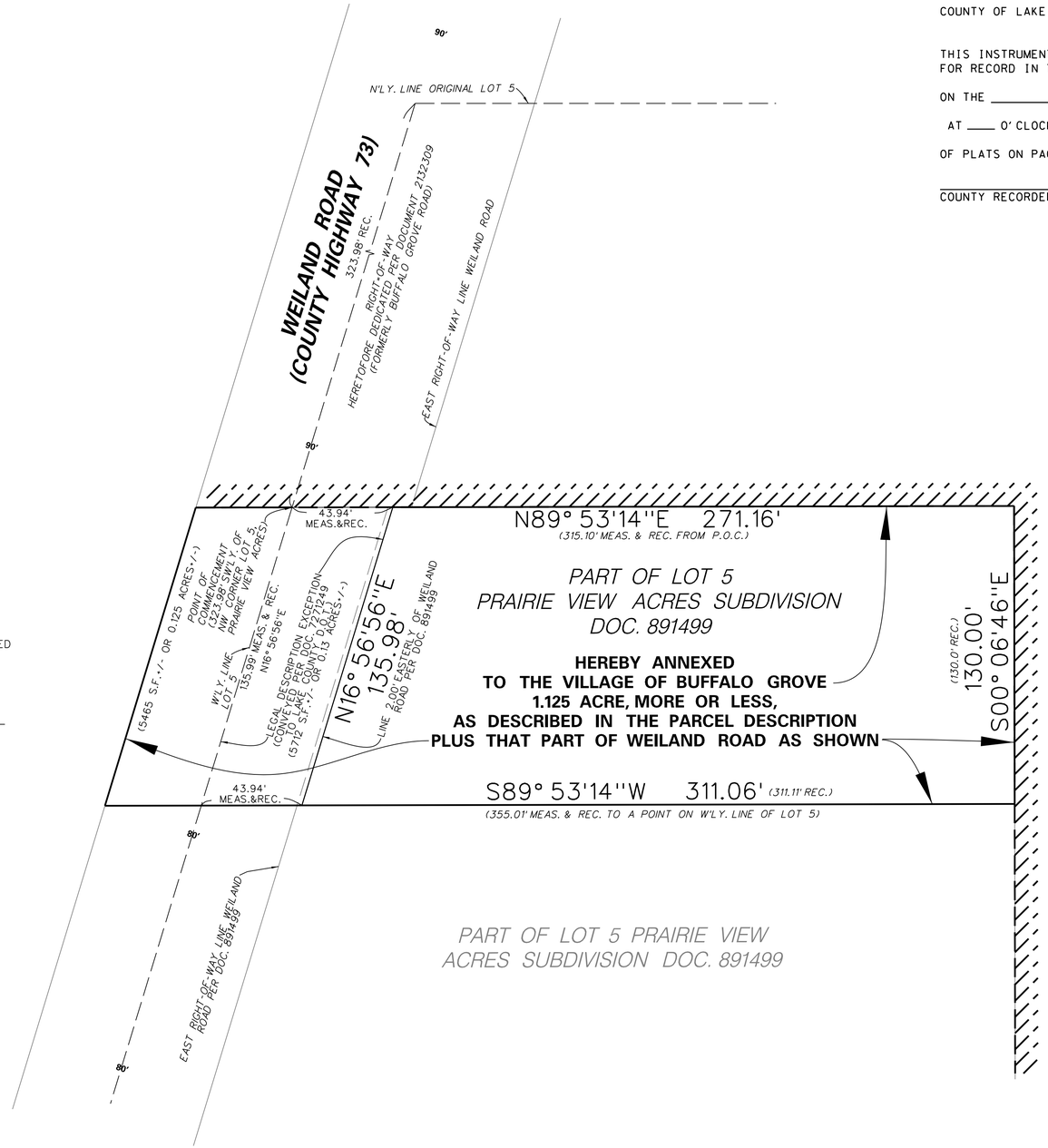
ANNEXATION LIMITS (HEAVY, BOLD LINE)

VILLAGE OF BUFFALO GROVE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED AND MADE PART OF THE VILLAGE OF BUFFALO GROVE, LAKE COUNTY, BY ORDINANCE _____ ADOPTED BY THE VILLAGE COUNCIL, AT A MEETING HELD ON THE _____ DAY OF _____, A.D., 2026.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK



LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D. 2026

AT ____ O'CLOCK ____ M. AND WAS RECORDED IN BOOK ____

OF PLATS ON PAGE ____

_____
COUNTY RECORDER

0 30' 60'
SCALE: 1" = 30'

LOT 1
SCHWABEN CENTER SUBDIVISION
REC. SEPTEMBER 24, 1981 DOC. 2132309

PERMANENT INDEX NUMBER:

P.I.N.# 15-33-402-128

ANNEXATION AREA TABLE

AREA OF WEILAND ROAD RIGHT-OF-WAY 0.256 ACRES
AREA OF PROPERTY (P.I.N.* 15-33-402-128) 0.869 ACRES
TOTAL AREA ANNEXED = 1.125 ACRES

THE PARCEL BOUNDARIES SHOWN HEREON ARE BASED ON AN DRAFT A.L.T.A./N.S.P.S. LAND TITLE SURVEY PREPARED BY THOMSON SURVEYING LTD. DATED FEBRUARY 5, 2025 AND THE APPROPRIATE TAX PARCEL MAPS.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
4. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF BUFFALO GROVE.

GIVEN UNDER BY HAND AND SEAL AT ROSEMONT, ILLINOIS
THIS 6TH DAY OF JANUARY, A.D., 2026.

_____
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695
MY LICENSE EXPIRES NOVEMBER 30, 2026
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027

JEFFREY W. GLUNT 3695 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

PROJECT NO. 5694
SHEET 1 OF 1
DRAWING NO. 5694 ANNEX PLN.DGN

TITLE: PLAT OF ANNEXATION
WEILAND ROAD
BUFFALO GROVE, ILLINOIS

DSGN.	
DWN.	WJL/JWG
CHKD.	DMS
SCALE:	1" = 30'
DATE:	8-27-25

NO.	DATE	NATURE OF REVISION	CHKD.
1	11-5-25	VILLAGE COMMENTS	
2	11-21-25	VILLAGE COMMENTS	
2	1-5-26	VILLAGE COMMENTS	

CLIENT:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL 60018
TEL(847)318-9790
FAX(847)318-9792
wluzo@thomsonltd.com

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 9.c. O-2026-17

Ordinance Approving Rezoning to the R-7 Residential Zoning District, along with a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan with variations to the Sign, Development, and Zoning Ordinances at 20311 N. Weiland Road and 301 Weiland Road

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance approving rezoning to the R-7 Residential Zoning District, along with a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan with variations to the Sign, Development, and Zoning Ordinances at 20311 N. Weiland Road and 301 Weiland Road

Summary

M/I Homes of Chicago, LLC is the contract purchaser of two parcels: 20311 N. Weiland Road, located in unincorporated Lake County, and 301 Weiland Road within Buffalo Grove. The 20311 N. Weiland Road parcel comprises approximately 0.9 acres and is improved with a single-family dwelling, whereas the 301 Weiland Road property encompasses roughly 8.6 acres and is developed with the Schwaben Center facility and associated soccer fields. M/I Homes is requesting to annex 20311 N Weiland into Buffalo Grove and to redevelop both properties (20311 N Weiland Rd and 301 Weiland Rd) into a residential development called Highbury Club, which will include 33 single-family homes. As proposed, the project requires annexation, rezoning to the R-7 Residential Zoning District, a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan, and approval of variations to the Sign, Development, and Zoning Ordinances as follows:

a. A Variation to Section 14.16.010 of the Sign Ordinance to allow a residential development sign in the R-7 District and to allow the sign to exceed the height limitation and be placed within the required setback area.

b. A Variation to Section 16.30.050 of the Development Ordinance to allow a cul-de sac with a maximum length of greater than 500 feet and diameter of less than 120 feet; and

c. A Variation to Section 16.50.070 of the Development Ordinance to allow the proposed

streets to have a grade of less than 1.0% and a slope of less than 0.6%; and
d. Variations to Section 17.40.030.C of the Zoning Ordinance to allow reduced interior side, corner side, and rear yard building setbacks as well as reduced lot areas and lot widths; and
e. A Variation from Section 17.28.050 E of the Zoning Ordinance to allow a single-family residential planned unit development to exceed the dwelling units per acre permitted; and

Further information and details about the project can be found in the attached meeting materials provided in the public hearing agenda section of the Board packet.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT Ordinance - Rezoning and PUD
2. DRAFT Ordinance - Exhibit B. Plan Set
3. DRAFT Ordinance - Exhibit C. Draft PZC Minutes Dec 17, 2025

ORDINANCE 2026-xxx

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND APPROVING A SPECIAL USE FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT, A PRELIMINARY PLAN, AND A PLAT OF SUBDIVISION WITH VARIATIONS TO THE VILLAGE OF BUFFALO GROVE SIGN, DEVELOPMENT, AND ZONING ORDINANCES

HIGHBURY CLUB
301 Weiland Road, Buffalo Grove, IL 60089 and 20311 N. Weiland Road, Prairie View, IL 60089

DRAFT

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and,

WHEREAS 301 Weiland Road, Buffalo Grove, IL 60089, and 20311 N. Weiland Road, Prairie View, IL 60089 ("Property"), is approximately 8.6 acres and consists of two parcels: a 7.7-acre lot at 301 Weiland Road, currently improved with the Schwaben Center building and soccer fields, and a 0.9-acre lot at 20311 Weiland Road, which has a single-family home on it, is in unincorporated Lake County, and is hereinafter legally described in Exhibit A; and

WHEREAS the parcel at 20311 N Weiland Road was annexed to the Village of Buffalo Grove by Ordinance No. 2026 - __ pursuant to a written Annexation and Development Agreement dated _____, 2026 and approved by the Village by Ordinance No. 2026 - __ ("Annexation Agreement"); and,

WHEREAS M/I Homes of Chicago, LLC ("Petitioner") proposes to construct a 33-unit single-family subdivision development on the Property and has applied for a Zoning Map Amendment, a Special Use for a Residential Planned Unit Development, a Plat of Subdivision, and approval of a Preliminary Plan with the following Variations from the Village Sign, Development and Zoning Ordinances:

a. Variations to Section 14.16.010 of the Sign Ordinance to allow a residential development sign in the R-7 District and to allow the sign to exceed the height limitation and be placed within the required setback area.
b. A Variation to Section 16.30.050 of the Development Ordinance to allow a cul-de sac with a maximum length of greater than 500 feet and a bulb diameter of less than 120 feet; and
c. A Variation to Section 16.50.070 of the Development Ordinance to allow the proposed streets to have a grade of less than 1.0% and a slope of less than 0.6%; and
d. Variations to Section 17.40.030 C. of the Zoning Ordinance to allow reduced interior side, corner side, and rear yard building setbacks as well as reduced lot areas and lot widths; and
e. A Variation from Section 17.28.050 E. of the Zoning Ordinance to allow a single-family residential planned unit development to exceed the dwelling units per acre permitted; and

WHEREAS notice of public hearing for a R-7 Rezoning, Special Use for a Planned Unit Development, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign

Codes has been given and a public hearing was held on December 17, 2025, before the Village of Buffalo Grove Planning & Zoning Commission; and,

WHEREAS the Planning & Zoning Commission voted 5 to 0 to recommend approval of the Zoning Map Amendment to zone 20311 Weiland Road and 301 Weiland to R-7 District, the Special Use for a Residential Planned Unit Development, the Plat of Subdivision and the Preliminary Plan with Sign, Development and Zoning Ordinance Variations, as set forth in the draft meeting minutes attached hereto as Exhibit C; and

WHEREAS the President and Village Board of Trustees, after due and careful consideration have concluded that the requests are reasonable and will serve the best interests of the Village.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Corporate Authorities hereby adopt a proper, valid, and binding ordinance approving a Zoning Map Amendment to the R-7 Residential District. The Comprehensive Zoning Ordinance of the Village of Buffalo Grove, Cook and Lake Counties, Illinois as amended and the Village's Official Zoning Map is hereby amended to reflect the zoning district for the Property. A Special Use for a Residential Planned Unit Development, Plat of Subdivision and Preliminary Plan approval with Variations to the Sign, Development and Zoning Ordinances is granted for the Property subject to the following conditions:

1. The proposed project shall be developed in substantial conformance with the plans attached as part of the petition.
2. The Final Engineering plans shall be submitted in a manner acceptable to the Village.
3. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village.
4. The Final Landscaping Plan shall be submitted in a manner acceptable to the Village Forester.
5. HOA declarations shall be submitted in a manner acceptable to the Village prior to approval of final engineering.
6. The landscaping on the site shall be maintained in substantial compliance with the final landscape plan and the requirements in the approved stormwater management report in perpetuity.
7. The Petitioner shall coordinate with and receive approval from other governmental agencies as appropriate.
8. The Petitioner agrees to make cash contributions to the Village for conveyance to School Districts 102 and 125 according to the criteria of Title 19, or as may otherwise be agreed upon with the School Districts as outlined in the approved Annexation Agreement.
9. The perimeter fence must adhere to the Village's Fence Code requirements.
10. The temporary subdivision signs along Weiland Road shall be setback at least 10 feet from the property line along Weiland Road.

SECTION 3. Development and use of the Property shall be in compliance with the Annexation Agreement and in accordance with the plan set attached as Exhibit B. Unless otherwise expressly provided for in the Annexation Agreement, or otherwise expressly approved by the Village Board, the Property shall be subject to and maintained in accordance with Buffalo Grove Municipal Code. In accordance with the

smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

terms of the Annexation Agreement, if Petitioner fails to close on the Property on or before July 1, 2026 this Ordinance and the relief set forth herein, shall be null and void.

SECTION 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 5. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____

Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

20311 Weiland Road

THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5, 323.98 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 315.10 FEET, THENCE SOUTH 130.00 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE, 355.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, WHICH IS 135.99 FEET SOUTHWESTERLY OF THE PLACE OF BEGINNING AND THENCE NORTHWESTERLY (SIC) ALONG SAID WESTERLY LINE, 135.99 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION PER DOCUMENT NO. 7271249 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

PARCEL INDEX NUMBER: 15-33-402-128

PROPERTY COMMON ADDRESS: 20311 Weiland Road, Prairie View, Illinois

Parcel 2:
301 Weiland Road

LOT 1 IN SCHWABEN CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1981 AS DOCUMENT NUMBER 2132309, IN LAKE COUNTY, ILLINOIS. LESS AND EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION IN CASE 17ED33 AS DISCLOSED BY AGREED FINAL ORDER RECORDED AS DOCUMENT 7526357.

ALSO THAT PART OF LOT 5 LYING SOUTH OF THE NORTH 80 RODS IN PRAIRIE VIEW ACRES BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY ILLINOIS EXCEPT THE WEST 430.12 FEET THEREOF.

PARCEL INDEX NUMBER: 15-33-402-111-0000 & 15-33-402-112-000

PROPERTY COMMON ADDRESS: 301 Weiland Road, Buffalo Grove, Illinois

DRAFT

EXHIBIT B
PLAN SET

HIGHBURY CLUB
301 Weiland Road, Buffalo Grove, IL 60089 and
20311 N. Weiland Road, Prairie View, IL 60089

DRAFT

EXHIBIT C

DRAFT MINUTES FROM DECEMBER 17, 2025, PLANNING AND ZONING COMMISSION MEETING

HIGHBURY CLUB

301 Weiland Road, Buffalo Grove, IL 60089 and
20311 N. Weiland Road, Prairie View, IL 60089

DRAFT

HIGHBURY CLUB
M/I HOMES OF CHICAGO, LLC
Project Narrative

M/I has carefully chosen the exceptional parcels of land located at 301 North Weiland Road in Buffalo Grove (the "Village Parcel") and 20311 North Weiland Road in unincorporated Prairie View (the "Prairie View Parcel") as a perfect canvas for a thoughtfully designed community of 33 single-family homes, to be known as Highbury Club. With its prime location and inherent charm, this setting provides an ideal foundation for creating a neighborhood that seamlessly blends comfort, beauty and a true sense of belonging to the Village of Buffalo Grove. Highbury Club will present the opportunity for current and prospective residents of Buffalo Grove alike to become part of this vibrant and carefully curated community. M/I anticipates this project will generate numerous benefits to the Village of Buffalo Grove. It will contribute to the local housing stock, breathe new life into an underutilized site, and introduce a fresh wave of consumers eager to support local business. The homes are designed in an architectural style that is intended to complement the existing aesthetic of Buffalo Grove and will be beautifully landscaped. Additionally, the project will strengthen the Village's property tax base, fostering economic vitality and long-term sustainability. With its thoughtful design and inviting character, this community will not only be a desirable place to call home but also an inspiring setting to live, work and thrive.

Given the distinctive and thoughtfully designed elements of this proposal, M/I intends to retain the current zoning of the property as R-7 Dwelling District while seeking a Special Use for a Residential Planned Unit Development and re-subdivision for the property to bring M/I's vision to life. M/I will also seek the annexation of the Prairie View Property into the Village of Buffalo Grove and desires to incorporate the Prairie View Property parcel into the PUD.

M/I proposes to construct the homes in the style of M/I's "Classic Series", which blends contemporary elegance with the warmth of rustic farmhouse charm, as showcased in the attached renderings. Each style is distinct in character, yet together the various styles weave a harmonious and visually captivating community that feels both timeless and inviting. The homes will be attractive two-story residences, ranging in size from 2,360 to 2,732 square feet, featuring four spacious bedrooms with two to three car garages at ground level and will provide ample living space. The layout of these homes, as shown in the enclosed renderings, ensure that every square foot is utilized to its fullest potential. The target market for these homes includes professionals, young couples, growing families and those who desire a residence that reflects their personal style and evolving lifestyle needs. Highbury Club will offer a perfect fit to first-time homebuyers looking for a place to plant their roots, families seeking room to grow, or individuals wanting well-designed space to balance work and leisure.

The site plan for Highbury Club includes provisions for connection from the community to the existing bicycle path to the east, offering a seamless transition for pedestrian and recreational access. Additionally, the design includes a planned vehicular connection to potential future development to the south, as well as direct vehicular access to Raymond Road to the north and

Weiland Road to the west, enhancing connectivity and ensuring smooth traffic flow in all directions. Finally, the plan contemplates on-side detention of approximately 2.43 acre-feet in the northeast corner of the site, which will be heavily landscaped with native plantings.

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PARCEL 1:
LOT 1 IN SCHWABEN CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1981 AS DOCUMENT NUMBER 2132309, IN LAKE COUNTY, ILLINOIS.
LESS AND EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION IN CASE 17ED33 AS DISCLOSED BY AGREED FINAL ORDER RECORDED AS DOCUMENT 7526357.

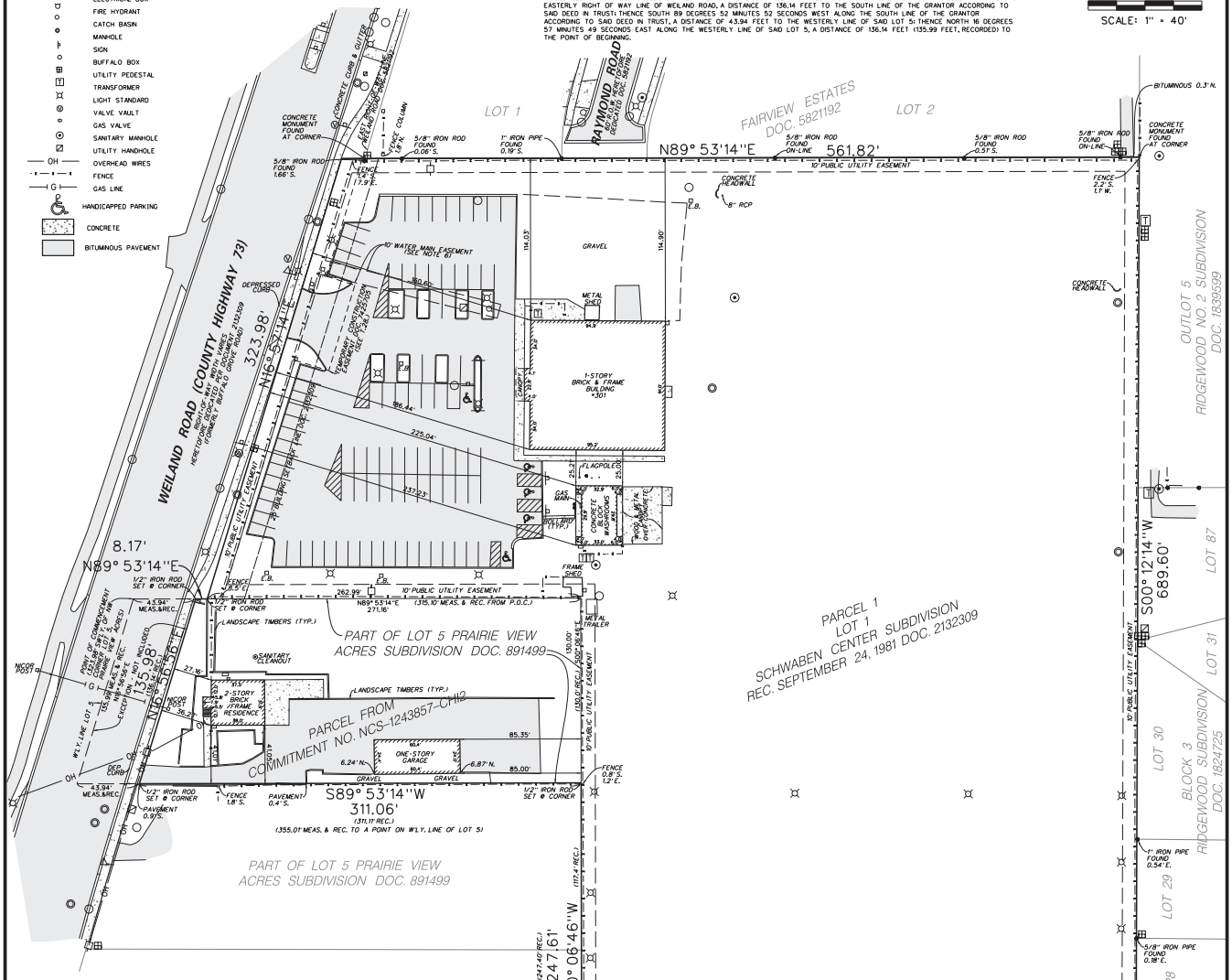
PARCEL 2:
THAT PART OF LOT 5 LYING SOUTH OF THE NORTH 80 RODS IN PRAIRIE VIEW ACRES BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY ILLINOIS EXCEPT THE WEST 430.12 FEET THEREOF

LEGAL FROM COMMITMENT NO. NCS-1243857-CHI2
THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5, 323.98 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 315.10 FEET, THENCE SOUTH 130.00 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE, 355.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, WHICH IS 135.99 FEET SOUTHWESTERLY OF THE PLACE OF BEGINNING AND THENCE NORTHWESTERLY (SIC) ALONG SAID WESTERLY LINE, 135.99 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS:
EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

SCALE: 1" = 40'

LEGEND

- CATCH BASIN
- E.B. ELECTRICAL BOX
- FIRE HYDRANT
- CATCH BASIN
- MANHOLE
- SIGN
- BUFFALO BOX
- UTILITY PEDESTAL
- TRANSFORMER
- LIGHT STANDARD
- VALVE VAULT
- GAS VALVE
- SANITARY MANHOLE
- UTILITY HANDHOLE
- OH OVERHEAD WIRES
- FENCE
- G GAS LINE
- HANDICAPPED PARKING
- CONCRETE
- BITUMINOUS PAVEMENT



TITLE COMMITMENT NO. NCS–1243856–CHI2 – SCHEDULE B–II NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS SHOWN IN FIRST AMERICAN TITLE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1243856-CHI2, EFFECTIVE DATE: DECEMBER 18, 2024

NOTES CORRESPONDING TO NUMBERED EXCEPTIONS IN SCHEDULE B OF TITLE COMMITMENT:

12. NOTE: LONA SCHUETZ OWNING THE LAND DIED AS EVIDENCED BY PROBATE CASE 64P0124, PARCEL 2 WAS NOT INVENTORIED IN SAID ESTATE NOR DO WE FIND ANY CONVEYANCES OUT SINCE THE PLAT WAS RECORDED IN 1955 AS DOCUMENT 891499. WE SHOULD BE FURNISHED WITH AN AFFIDAVIT OF HEIRSHIP FOR LONA SCHUETZ AND THIS COMMITMENT IS SUBJECT TO SUCH ADDITIONAL EXCEPTIONS, IF ANY, AS MAY THEN BE NECESSARY.

NOTES CORRESPONDING TO NUMBERED EXCEPTIONS IN SCHEDULE B PART II OF TITLE COMMITMENT.

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

2. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

3. ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE LAND), ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.

5. TAXES, OR SPECIAL ASSESSMENTS, IF ANY, NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

6. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.

7. GENERAL REAL ESTATE TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS WHICH ARE NOT YET ASCERTAINABLE OR PAYABLE PERMANENT INDEX NUMBER: 15-33-402-111 (AFFECTS PARCEL 1) 15-33-402-112 (AFFECTS PARCEL 2).

8. 25 FOOT BUILDING LINE AS SHOWN ON PLAT OF SCHWABEN CENTER RECORDED AS DOCUMENT 2132309.

9. 10 FOOT EASEMENT FOR WATER MAIN AS SHOWN ON PLAT OF SCHWABEN CENTER RECORDED AS DOCUMENT 2132309.

10. 10 FOOT EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF SCHWABEN CENTER RECORDED AS DOCUMENT 2132309.

11. EASEMENT FOR DRAINAGE GRANTED TO THE COUNTY OF LAKE IN CASE 17ED33 AS DISCLOSED BY AGREED FINAL ORDER RECORDED AS DOCUMENT 7526357.

12. EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.

TITLE COMMITMENT NO. NCS–1243857–CHI2 – SCHEDULE B–II NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS SHOWN IN FIRST AMERICAN TITLE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1243857-CHI2, EFFECTIVE DATE: DECEMBER 18, 2024

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

2. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

3. ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE LAND), ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.

5. TAXES, OR SPECIAL ASSESSMENTS, IF ANY, NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

6. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.

7. PERMANENT INDEX NUMBER: 15-33-402-128 .

8. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

9. EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.

ALTA/NSPS TABLE A NOTES:

1. MONUMENTS AT MAJOR CORNERS OF THE SURVEYED PROPERTY: SHOWN HEREON.

3. PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17097C0262K, MAP REVISED SEPTEMBER 18, 2013

4. GROSS LAND AREA = 374,432 SQUARE FEET, MORE OR LESS OR 8.596 ACRES, MORE OR LESS

7(a). EXTERIOR DIMENSIONS OF THE BUILDING: SHOWN HEREON.

8. SUBSTANTIAL FEATURES: SHOWN HEREON.

11. EVIDENCE OF UNDERGROUND UTILITIES: SHOWN HEREON.

16. EVIDENCE OF RECENT EARTH-MOVING, BUILDING CONSTRUCTION: NONE OBSERVED.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.

3. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

SURVEYORS NOTES:

1. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.

2. FIELD WORK COMPLETED 12-13-2024

3. ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

4. PROPERTY COMMONLY KNOWN AS: 301 WEILAND ROAD. BUFFALO GROVE, ILLINOIS

5. 10' EASEMENT FOR WATER MAIN THAT IS SHOWN ON LOT 1 HAS BEEN APPROXIMATED BY USING EXISTING WATER VALVE VAULT AND FIRE HYDRANT. SAID PLAT HAS NO DIMENSIONS TO LOCATE/PLACE SAID EASEMENT.

6. ALL 10' PUBLIC UTILITY EASEMENTS SHOWN HEREON PER SUBDIVISION PLAT PER DOCUMENT 2132308.

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
M / I HOMES OF CHICAGO LLC

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768 CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(a), 8, 11, & 16 OF TABLE "A" THEREOF.

GIVEN UNDER OUR HAND AND SEAL THIS 5TH DAY OF FEBRUARY, A.D., 2025 AT ROSEMONT, ILLINOIS.

DRAFT – FOR REVIEW PURPOSES ONLY

WALTER J. LUTZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3576
MY LICENSE EXPIRES NOVEMBER 30, 2026
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027

THIS SURVEY WAS PERFORMED FOR TITLE PURPOSES ONLY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WALTER J. LUTZ 3576 ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL 60018
TEL:(847)318-9790
FAX:(847)318-9792
wlutz@thomsonltd.com

CLIENT:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE SUITE 620
NAPERVILLE, IL 60563

NO.	DATE	NATURE OF REVISION	CHKD.

DSGN.	
DWN.	WJL
CHKD.	DMS
SCALE:	1" = 40'
DATE:	1-13-2025

TITLE:
A.L.T.A./N.S.P.S. LAND TITLE SURVEY
WEILAND ROAD
BUFFALO GROVE, ILLINOIS

PROJECT NO.	5694
SHEET	1 OF 1
DRAWING NO.	5694-ALTA-01.DWG

FINAL PLAT OF RESUBDIVISION
FOR
HIGHBURY CLUB

BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, LAKE COUNTY, ILLINOIS.

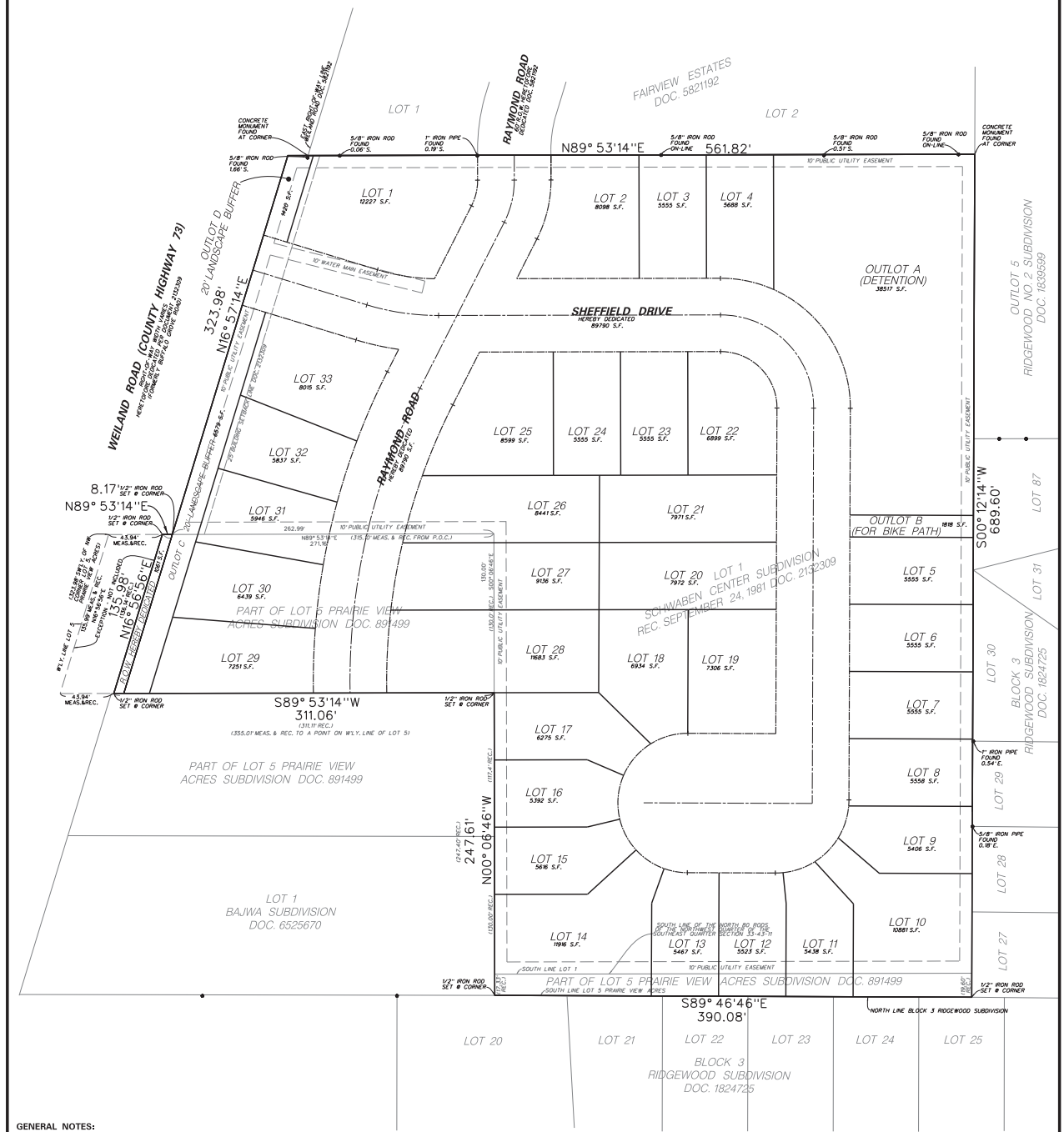
TOTAL AREA OF RESUBDIVISION
374,432 SQUARE FEET OR 8.596 ACRES, MORE OR LESS.

PERMANENT INDEX NUMBER:
P.I.N.# 15-33-402-111
P.I.N.# 15-33-402-117
P.I.N.# 15-33-402-128

NOTE: SHEET 1 FOR BOUNDARY AND UNDERLYING PARCELS & EASEMENTS ONLY. SEE FOLLOWING SHEETS FOR PARTICULARS.

LEGEND
P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
PROPERTY/LOT LINES & PROPOSED LOT LINES
ADJOINING PROPERTY/LOT LINES
PROPOSED EASEMENT LINES
EXISTING EASEMENT LINES
R.O.W. RIGHT-OF-WAY (PUBLIC)

SCALE: 1" = 40'



GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. (R) = RECORD DIMENSION
6. IRON PIPES (5/8" DIA. x 24" LENGTH) WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE. UPON COMPLETION OF CONSTRUCTION.
7. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
8. ALL EASEMENTS ARE HEREBY GRANTED UNLESS NOTED OTHERWISE.
9. P.U.& D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED UNLESS NOTED OTHERWISE. SEE PROVISIONS CONTAINED HEREIN.
10. OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA) UNLESS NOTED OTHERWISE. PURSUANT TO SEPARATELY RECORDED DECLARATIONS.
11. ALL STREET RIGHT-OF-WAY NOTED ON THE PLAT AS HEREBY DEDICATED ARE HEREBY DEDICATED, CONVEYED, AND TRANSFERRED TO THE VILLAGE OF BUFFALO GROVE FOR PUBLIC RIGHT-OF-WAY PURPOSES UNLESS NOTED OTHERWISE.

PREPARED FOR:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563

SEND TAX BILL TO:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL. 60018
TEL:(847)318-9790
FAX:(847)318-9792
wlutz@thomsonltd.com

CLIENT:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS 60563

NO.	DATE		CHKD.
2	11-24-25	VILLAGE COMMENT LOT WIDTH @ B.S.L.	
1	11-17-25	VILLAGE COMMENTS	

DSGN.	
DWN.	WJL
CHKD.	DMS
SCALE:	1" = 40'
DATE:	8-27-25

TITLE:
FINAL PLAT OF RESUBDIVISION
HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

PROJECT NO. 5694
SHEET 1 OF 3
DRAWING NO. 5694 PLAT OF SUB.DGN

FINAL PLAT OF RESUBDIVISION
FOR
HIGHBURY CLUB

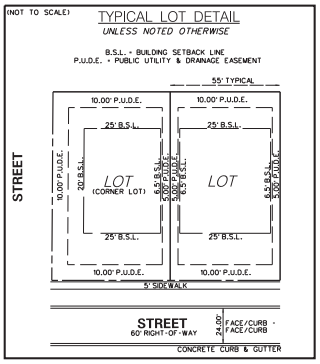
LOT AREA SUMMARY TABLE

LOT	SQ. FT.
1	12227
2	8098
3	5555
4	5688
5	5555
6	5555
7	5555
8	5558
9	5406
10	10881
11	5438
12	5523
13	5467
14	11916
15	5616
16	5392
17	6275
18	6934
19	7306
20	7972
21	7971
22	6899
23	5555
24	5555
25	8599
26	8441
27	9136
28	11683
29	7251
30	6439
31	5946
32	5837
33	8015
OUTLOT A	38517
OUTLOT B	1818
OUTLOT C	8579
OUTLOT D	1420

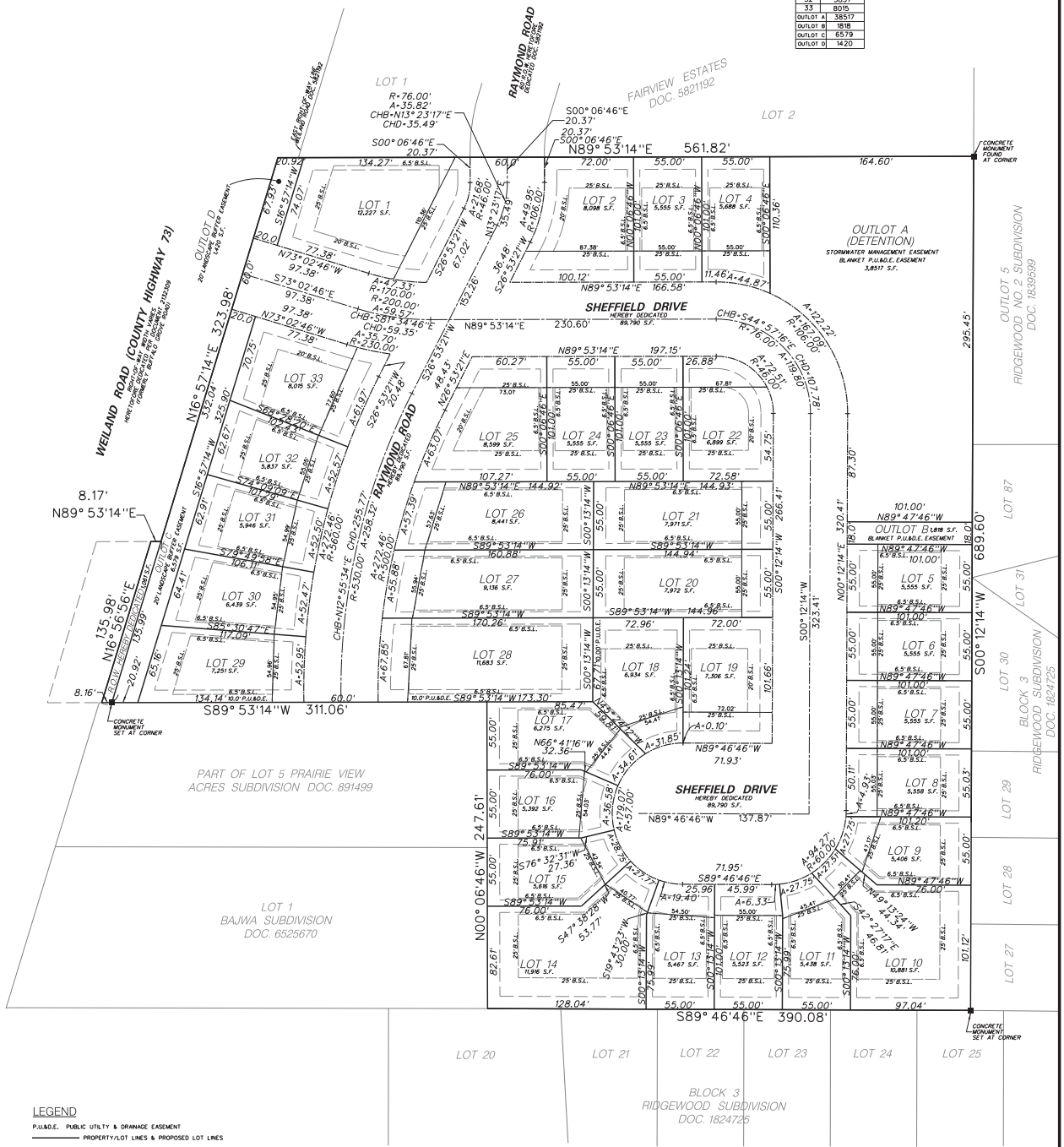
PERMANENT INDEX NUMBER:
P.I.N.# 15-33-402-111
P.I.N.# 15-33-402-112
P.I.N.# 15-33-402-128

(NOT TO SCALE)

TYPICAL LOT DETAIL
UNLESS NOTED OTHERWISE



OUTLOT B /BIKE PATH DETAIL



LEGEND

P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
PROPERTY/LOT LINES & PROPOSED LOT LINES
ADJOINING PROPERTY/LOT LINES
PROPOSED EASEMENT LINES
EXISTING EASEMENT LINES
R.O.W. RIGHT-OF-WAY (PUBLIC)
B.S.L. BUILDING SETBACK LINE

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL. 60018
TEL:(847)318-9790
FAX:(847)318-9792
wlutz@thomsonltd.com

CLIENT:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS 60563

NO.	DATE		CHKD.
2	11-24-25	VILLAGE COMMENT LOT WIDTH @ B.S.L.	
1	11-17-25	VILLAGE COMMENTS	

DSGN.
DWN. WJL
CHKD. DMS
SCALE: 1" = 40'
DATE: 8-27-25

TITLE:
FINAL PLAT OF RESUBDIVISION
HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

PROJECT NO. 5694
SHEET 2 OF 3
DRAWING NO. 5694 PLAT OF SUB.DGN

PERMANENT INDEX NUMBER:
P.I.N.# 15-33-402-111
P.I.N.# 15-33-402-112
P.I.N.# 15-33-402-128

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, ______________________________, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

DATED THIS ____ DAY OF ____________ , 20______ .

____
LAKE COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN THE STATE AND COUNTY AFORESAID, UNDER THE SUPERVISION OF WALTER J. LUTZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

LOT 1 IN SCHWABEN CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1981 AS DOCUMENT NUMBER 2132309, IN LAKE COUNTY, ILLINOIS. LESS AND EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION IN CASE 17ED33 AS DISCLOSED BY AGREED FINAL ORDER RECORDED AS DOCUMENT 7526357.

ALSO

THAT PART OF LOT 5 LYING SOUTH OF THE NORTH 80 RODS IN PRAIRIE VIEW ACRES BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY ILLINOIS EXCEPT THE WEST 430.12 FEET THEREOF.

ALSO

(LEGAL FROM COMMITMENT NO. NCS-1243857-CHI2)
THAT PART OF LOT 5 IN PRAIRIE VIEW ACRES, BEING A SUBDIVISION OF PART OF THE EAST 60 RODS OF THE NORTH 80 RODS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499, IN BOOK 1405 OF RECORDS, PAGE 196, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT 5, 323.98 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 315.10 FEET, THENCE SOUTH 130.00 FEET, THENCE WEST PARALLEL TO SAID NORTH LINE, 355.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5, WHICH IS 135.99 FEET SOUTHWESTERLY OF THE PLACE OF BEGINNING AND THENCE NORTHWESTERLY (SIC) ALONG SAID WESTERLY LINE, 135.99 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THEREFROM: THAT PART CONVEYED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83(2007) EAST ZONE BEARING OF SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 323.86 FEET (323.98 FEET, RECORDED) TO THE NORTHWEST CORNER OF SAID GRANTOR ACCORDING TO DEED IN TRUST RECORDED JULY 14, 1975 AS DOCUMENT NUMBER 1717879 AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO A POINT 2.00 FEET NORMALLY DISTANT EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD RECORDED DECEMBER 9, 1955 AS DOCUMENT NUMBER 891499; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A LINE 2.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE SAID EASTERLY RIGHT OF WAY LINE OF WEILAND ROAD, A DISTANCE OF 136.14 FEET TO THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST; THENCE SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE GRANTOR ACCORDING TO SAID DEED IN TRUST, A DISTANCE OF 43.94 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 136.14 FEET (135.99 FEET, RECORDED) TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 374,432 SQUARE FEET OR 8.596 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IDENTIFIED CONCRETE MONUMENTS WILL BE SET, AND IRON RODS WILL BE PLACED AT ALL LOTS CORNERS AND POINTS OF CHANGE IN ALIGNMENTS, ACCORDING TO THE PLAT ACT AS AMENDED.

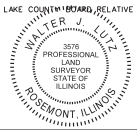
WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17097C0262K, MAP REVISED SEPTEMBER 18, 2013

WE FURTHER CERTIFY THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HERETOAFTER AMENDED.

WE FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE LAKE COUNTY BOARD, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND AND SEAL AT ROSEMONT, ILLINOIS
THIS 24TH DAY OF NOVEMBER A.D., 2025

DRAFT COPY FOR
REVIEW PURPOSES ONLY



WALTER J. LUTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003576
LICENSE EXPIRES: NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT ________________________________ IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR THE VILLAGE OF BUFFALO GROVE, AMERITECH, NICOR, COMCAST, AND THE COMMONWEALTH EDISON COMPANY, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

APTAKISIC-TRIPP CCSD 102
ADLAI E STEVENSON HSD 125

DATED THIS ____ DAY OF ___________ , A.D. 20______ .

SIGNED: ____

____
PRINTED NAME AND TITLE

ADDRESS:

____

____

____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, ________________________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

____________________________ , TITLE ____________________________

OF ____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF ___________ , A.D. 20_____ .

____
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF ________)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF ___________ , A.D. 20 ____ .

____
OWNER OR ATTORNEY

____
PRINTED NAME

____
ILLINOIS PROFESSIONAL ENGINEER

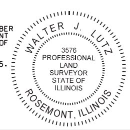
____
PRINTED NAME

SURVEYOR'S PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN ACCORDANCE WITH PA87-0705 (THE PLAT ACT) DO HEREBY GRANT PERMISSION TO THE VILLAGE OF BUFFALO GROVE TO RECORD SAID FINAL PLAT OF SUBDIVISION AT THE OFFICE OF THE WILL COUNTY RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL THIS ______ DAY OF __________________,2025.



____
WALTER J. LUTZ, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3576
MY LICENSE EXPIRES NOVEMBER 30, 2026
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD

THIS ____ DAY OF ______________ , 20______.

____
VILLAGE PRESIDENT

____
ATTEST: VILLAGE CLERK

PLAN COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD

THIS ____ DAY OF ______________ , 20______.

____
CHAIRMAN

____
ATTEST: SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)
COUNTY OF COOK)

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE TO AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN. BUFFALO GROVE, COOK AND LAKE COUNTIES.

DATED THIS ____ DAY OF ______________ , 20______.

____
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)
COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE

COUNTIES, DATED THIS ____ DAY OF ______________ , 20______.

____
VILLAGE ENGINEER

20' LANDSCAPE BUFFER EASEMENT PROVISIONS (OUTLOTS C & D)

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED ON, UNDER AND ABOVE THOSE AREAS AS IDENTIFIED AS "20' LANDSCAPE BUFFER EASEMENT" ON THIS PLAT OF SUBDIVISION. THE EASEMENT SHALL RUN TO THE BENEIFT OF THE HOMEOWNERS ASSOCIATION FOR THE SUBDIVISION (THE "ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, TO MAINTAIN, INSPECT, REPAIR, AND REPLACE CERTAIN LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE EASEMENT AREA. THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL TREES AND SHRUBS LOCATED IN THE LANDSCAPE EASEMENT AREA.

IN THE EVENT THE VILLAGE OF BUFFALO GROVE (THE "VILLAGE") DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT MAINTENANCE OF THE LANDSCAPE MATERIALS OR RELATED IMPROVEMENTS IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE EASEMENT AREA FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE LANDSCAPE IMPROVEMENTS.

IN THE EVENT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE ASSOCIATION AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE LANDSCAPE EASEMENT AREA AND ALL LOTS WITHIN THIS SUBDIVISION AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A PUBLIC USE EASEMENT OR A DEDICATION OF ANY PORTION OF THE LANDSCAPE EASEMENT AREA TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

STORMWATER MANAGEMENT EASEMENT PROVISIONS (OUTLOT A):

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BUFFALO GROVE AND ITS SUCCESSORS AND ASSIGNS OVER OUTLOT A, ON THE PLAT HEREON DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE STORM SEWERS AND STORM WATER MANAGEMENT AREAS. SAID INDICATED EASEMENT SHALL ALSO PROVIDE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM ANY OF THE ABOVE WORK. OWNER SHALL NOT PLACE A PERMANENT BUILDING OR DESTROY OR MODIFY THE GRADES, SLOPES, OR STORM WATER MANAGEMENT STRUCTURES WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE.

OWNER OF PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF BUFFALO GROVE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
AT&T COMMUNICATIONS, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.D.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES" FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT PROVISIONS- OUTLOTS A & B

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTH SHORE GAS, ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUDE" "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

EASEMENTS APPROVED AND ACCEPTED

ACCEPTED: ______________________________ DATE:________________
AT&T COMMUNICATIONS

ACCEPTED: ______________________________ DATE:________________
COMMONWEALTH EDISON COMPANY

ACCEPTED: ______________________________ DATE:________________
NORTH SHORE GAS

ACCEPTED: ______________________________ DATE:________________
COMCAST COMMUNICATIONS

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS (PUDE & BLANKET PUDE)
FOR OUTLOTS A & B:

AN EASEMENT FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, STORM SEWER AND DRAINAGE, AND STREET LIGHTING, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BUFFALO GROVE, ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, STORM SEWER AND DRAINAGE, AND STREET LIGHTING IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "PUDE" AND "BLANKET PUDE". THE EASEMENTS ALONG ALL SIDE AND REAR LOT LINES SHALL BE MEASURED PERPENDICULAR TO, AND RUN PARALLEL WITH THE SIDE AND REAR LOT LINES AND TO THE EXTENT THAT THEY FALL WITHIN OTHER EASEMENTS SHOWN ON THE ANNEXED PLAT, THEY SHALL RUN CONCURRENTLY THEREWITH. ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

EASEMENT PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC SOUNDS AND SIGNALS AND COMMUNICATIONS SERVICE IS HEREBY RESERVED AND GRANTED TO

VILLAGE OF BUFFALO GROVE

ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO, TELEVISION, DATA AND RADIO SIGNALS AND COMMUNICATIONS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "PUDE" AND "BLANKET PUDE" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "PUDE" AND "BLANKET PUDE" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

PROJECT NO.	5694
SHEET	3 OF 3
DRAWING NO.	5694 PLAT OF SUB.DGN

TITLE:
FINAL PLAT OF RESUBDIVISION
HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

DSGN.	
DWN.	WJL
CHKD.	DMS
SCALE:	
DATE:	8-27-25

NO.	DATE	NATURE OF REVISION	CHKD.
2	11-24-25	VILLAGE COMMENT LOT WIDTH @ B.S.L.	
1	11-17-25	VILLAGE COMMENTS	

CLIENT:
M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL. 60018
TEL:(847)318-9790
FAX:(847)318-9792
wlutz@thomsonltd.com

TYPICAL LOT DETAIL
SCALE: NOT TO SCALE

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (55'w x 101'd) (Average Lot Size: 7,128 sq. ft.)	33	5.43 AC.	63.36%
RIGHT-OF-WAY	-	2.03 AC.	23.69%
DETENTION/OPEN SPACE	-	1.11 AC.	12.95%
TOTAL	33	8.57 AC.	100.0%

SITE DENSITY:
GROSS DENSITY 3.8 DU/AC (DENSITY = 33/8.57)
NET DENSITY 5.0 DU/AC (DENSITY = 33/6.54)

PARKING TYPE	SPACES
GARAGE:	66
DRIVEWAY:	132
TOTAL PARKING SPACES:	198

SEE TYPICAL LOT COVERAGE EXHIBITS FOR TYP. F.A.R., LOT(BUILDING) COVERAGE % & A/C LOCATIONS

*EXISTING TREES WERE LOCATED WITH A GPS DEVICE. EXACT LOCATION IS WITHIN A ±5' MARGIN OF ERROR.

0 50' 100' 200'
SCALE: 1"=100'
NORTH

HIGHBURY CLUB - SITE PLAN
BUFFALO GROVE, ILLINOIS
11.17.2025

M/I HOMES

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\MI24252\Acad\MI24252_B08_01SP.dwg

TYPICAL LOT DETAIL
SCALE: NOT TO SCALE

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (55'w x 101'd) Average Lot Size: 7,128 sq. ft.	33	7.46 AC.	86.74%
DETENTION/OPEN SPACE	-	1.11 AC.	12.91%
WEILAND R.O.W. DEDICATION		0.03 AC.	0.35%

Highbury Plan - with future expansion of six additional single-family homes along a cul-de-sac.

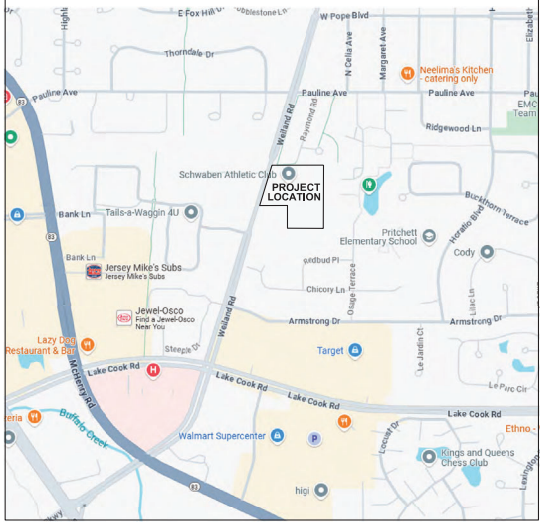
M/I HOMES

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

PRELIMINARY / FINAL ENGINEERING
HIGHBURY CLUB

301 WEILAND ROAD BUFFALO GROVE, ILLINOIS

LOCATION MAP NORTH



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LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		SANITARY SEWER			CENTER LINE
		FORCE MAIN			EASEMENT
		STORM SEWER			BUILDING SETBACK
		P.V.C. STORM SEWER			CURB & GUTTER
		COMBINED SEWER			CURB & REVERSE GUTTER PITCH
		DRAIN TILE			DEPRESSED CURB & GUTTER
		WATER MAIN			GUARD RAIL
		TRENCH BACKFILL			FENCE
		MANHOLE			RETAINING WALL
		CATCH BASIN			CURB RAMP
		INLET			DRIVEWAY HAND
		YARD DRAIN			SIGN
		INLET MANHOLE	MB	MB	MAIL BOX
		FLARED END SECTION			SOIL BORING
		HEAD WALL			DECIDUOUS TREE, DIAMETER
LS	LS	LIFT STATION			EVERGREEN TREE, HEIGHT
		CLEAN-OUT	T/F 600.00	T/F 600.00	TOP OF FOUNDATION
		METER VAULT	F/G 600.00	F/G 600.00	FINISHED GRADE
		VALVE VAULT	600.00	600.00	SPOT ELEVATION
		VALVE BOX	T/CR 600.00	T/CR 600.00	TOP OF CURB RAMP ELEVATION
		BUFFALO BOX	T/C 600.00	T/C 600.00	TOP OF CURB ELEVATION
		FIRE HYDRANT	F/L 600.00	F/L 600.00	FLOW LINE OF GUTTER
		CONFLICT	600	600	CONTOUR
		CROSSING			DITCH
		TRIPLE BASIN			DRAINAGE FLOW
GB	GB	GREASE BASIN			OVERLAND FLOW
G	G	GAS MAIN	R=600.00	R=600.00	RIM ELEVATION
E	E	ELECTRIC CABLE	I=600.00	I=600.00	INVERT ELEVATION
T	T	TELEPHONE CABLE			WETLAND LIMIT
F	F	FIBER OPTIC CABLE			WETLAND BUFFER LINE
C	C	CABLE			RIDGE LINE
		STREET LIGHT			BASE FLOOD ELEVATION LINE
		UTILITY POLE			F.E.M.A. FLOODPLAIN LINE
		PEDESTAL			
		TRANSFORMER			
		GAS VALVE			
E	E	ELECTRIC BOX			
		TELEPHONE MANHOLE			
		FIBER OPTIC MANHOLE			
T	T	TRAFFIC SIGNAL BOX			
		TRAFFIC SIGNAL			

PREPARED FOR:

M/I HOMES OF CHICAGO, LLC
2135 CITY GATE LANE - SUITE 620 NAPERVILLE, IL. 60563, (630) 426-1370

CONSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.
A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/27
1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, ILLINOIS 60048, (847) 367-6707

ALL WATER MAIN VALVES WILL BE OPERATED BY THE VILLAGE OF BUFFALO GROVE WATER DEPARTMENT. 48-HOUR NOTICE IS NECESSARY TO SCHEDULE ANY VALVE OPERATION INCLUDING TESTING OF THE WATER MAIN.

BENCHMARKS:

SOURCE BENCHMARK
NGS MONUMENT, DESIGNATION:VBG 1B,
PID: AJ3076. SEE NGS DATA SHEET FOR DETAILS (SHEET 2)
ELEVATION 676.01 (NAVD 88)

SITE BENCHMARK
PK NAIL IN BITUMINOUS PATH AT GAS MAIN CROSSING WEILAND ROAD.
ELEVATION = 688.88 (NAVD 88)

PROPERTY INDEX NUMBERS:

15-33-402-111
15-33-402-112
15-33-402-128

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT.

NOT FOR CONSTRUCTION

CONTACT JULIE AT 8-1-1 OR 800-892-0123
With the following:
County Lake
City/Twnship Buffalo Grove / Vernon 43N, 11E
Sec 1/4 Sec No. Sec 33, SE 1/4
Call 2 working days BEFORE YOU DIG.
illinois811.com

PERMIT	NUMBER	DATE ISSUED
IEPA - SANITARY		
IEPA - WATER		
IEPA - NPDES	ILR10ZG77	10/18/25
VILLAGE - WDP		

	REVISIONS	
1	10/10/25	PER VILLAGE REVIEW COMMENTS
2	11/20/25	PER VILLAGE REVIEW COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

ANGELO K. ZOGRAFOS
062-062725
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS
11/30/25
ENGINEER'S SEAL & SIGNATURE

ORIGINAL ISSUE DATE: 07/23/25

SHEET NUMBER 1 OF 18 SHEETS

JOB No.: 24190

HIGHBURY CLUB

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SPECIAL PROVISIONS

THE FOLLOWING SPECIAL PROVISIONS ASSUME A TYPICAL OWNER/DEVELOPER AND FOUR PRIME CONTRACTORS (EXCAVATION, UNDERGROUND, PAVING, AND LIGHTING). IF A GENERAL CONTRACTOR IS INVOLVED, REQUIREMENTS AND RESPONSIBILITIES SHALL APPLY ACCORDINGLY BASED ON CONTRACT RELATIONSHIPS BETWEEN THE GENERAL CONTRACTOR, RELEVANT SUBCONTRACTORS AND THE OWNER/DEVELOPER.

I. GENERAL NOTES

1. THE CONSTRUCTION OF ALL IMPROVEMENTS OF THE PROJECT SHALL BE GOVERNED BY THE LATEST CODES AND ORDINANCES OF THE MUNICIPALITY.

   THE CONSTRUCTION OF ALL SEWER AND WATER MAIN IMPROVEMENTS ON THIS PROJECT SHALL BE GOVERNED BY THE FOLLOWING:
   A. THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS", LATEST REVISION, EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS
   B. THE "ILLINOIS ADMINISTRATIVE CODE, TITLE 77, PART 890" THE "ILLINOIS PLUMBING CODE", LATEST REVISION
   C. THE "ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE C, PART 370" THE "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST REVISION
   D. THE "ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE F" "PUBLIC WATER SUPPLIES", LATEST REVISION

   THE CONSTRUCTION OF ALL PAVING AND GRADING IMPROVEMENTS SHALL BE GOVERNED BY THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" (SPECIAL PROVISIONS), LATEST REVISIONS, PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). IN CASE OF CONFLICT THE "SPECIAL PROVISIONS" SHALL TAKE PRECEDENCE AND GOVERN. BOTH THE IDOT STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS SHALL HEREINAFTER BE REFERRED TO AS THE "IDOT STANDARD SPECIFICATIONS".

   SOIL EROSION AND SEDIMENT CONTROL ON THIS PROJECT SHALL BE GOVERNED BY THE "ILLINOIS URBAN MANUAL", LATEST REVISION.

2. **OWNER AND MUNICIPALITY**
   THE WORD "OWNER" AS USED IN THE SPECIAL PROVISIONS SHALL, WHERE APPLICABLE, INCLUDE THE LOCAL MUNICIPALITY OR GOVERNING AUTHORITY.

3. **GUARANTEE PERIOD**
   ALL CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF FINAL ACCEPTANCE BY THE LOCAL MUNICIPALITY, GOVERNING AUTHORITY, OR PRIVATE OWNER OF THE WORK AGAINST DEFECTS IN WORKMANSHIP AND FAULTY OR IMPROPER MATERIALS.

4. **BONDS AND INSURANCE**
   CONTRACTOR SHALL FURNISH PERFORMANCE AND PAYMENT BONDS AS SECURITY FOR THE FAITHFUL PERFORMANCE AND PAYMENT OF ALL HIS OBLIGATIONS UNDER THE PLANS AND SPECIFICATIONS. THESE BONDS SHALL BE IN AMOUNTS AT LEAST EQUAL TO THE CONTRACT PRICE, AND IN SUCH FORM AND WITH SUCH SURETIES AS ARE LICENSED TO CONDUCT BUSINESS IN THE STATE WHERE THE PROJECT IS LOCATED AND ARE NAMED IN THE CURRENT LIST OF "SURETY COMPANIES ACCEPTABLE ON FEDERAL BONDS" AS PUBLISHED IN THE FEDERAL REGISTER BY THE AUDIT STAFF BUREAU OF ACCOUNTS, U. S. TREASURY DEPARTMENT. IF THE SURETY ON ANY BOND FURNISHED BY THE CONTRACTOR IS DECLARED BANKRUPT OR BECOMES INSOLVENT OR ITS RIGHT TO DO BUSINESS IS TERMINATED IN ANY STATE WHERE ANY PART OF THE PROJECT IS LOCATED IS REVOKED, CONTRACTOR SHALL WITHIN FIVE DAYS THEREAFTER SUBSTITUTE ANOTHER BOND AND SURETY, BOTH OF WHICH SHALL BE ACCEPTABLE TO OWNER. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS UNDER WORKMEN'S COMPENSATION LAWS, DISABILITY BENEFIT LAWS OR OTHER SIMILAR EMPLOYEE BENEFIT LAWS; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, OCCUPATIONAL SICKNESS OR DISEASE, OR DEATH OF HIS EMPLOYEES, AND CLAIMS INSURED BY USUAL PERSONAL INJURY LIABILITY COVERAGE; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON OTHER THAN HIS EMPLOYEES INCLUDING CLAIMS INSURED BY USUAL PERSONAL INJURY LIABILITY COVERAGE; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY OR PROPERTY DAMAGE OUT OF THE OWNERSHIP MAINTENANCE OR USE OF ANY AUTOMOBILE OR VEHICLE; AND FROM CLAIMS FOR INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY, INCLUDING LOSS OF USE RESULTING THEREFROM - ANY OR ALL OF WHICH MAY ARISE OUT OF OR RESULT FROM CONTRACTOR'S OPERATIONS UNDER THE PLANS AND SPECIFICATIONS, WHETHER SUCH OPERATIONS BE BY HIMSELF OR BY ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR FOR WHOSE ACTS ANY OF THEM MAY BE LEGALLY LIABLE. THIS INSURANCE SHALL INCLUDE THE SPECIFIC COVERAGES AND BE WRITTEN FOR NOT LESS THAN ANY LIMITS OF LIABILITY AND MAXIMUM DEDUCTIBLES SPECIFIED OR REQUIRED BY LAW, WHICHEVER IS GREATER, SHALL INCLUDE CONTRACTUAL LIABILITY INSURANCE AND SHALL INCLUDE OWNER AND CONSULTANT AS ADDITIONAL INSURED PARTIES. BEFORE STARTING THE WORK, CONTRACTOR SHALL FILE WITH OWNER AND CONSULTANT CERTIFICATES OF SUCH INSURANCE, ACCEPTABLE TO OWNER; THESE CERTIFICATES SHALL CONTAIN A PROVISION THAT THE COVERAGE AFFORDED UNDER THE POLICIES WILL NOT BE CANCELLED OR MATERIALLY CHANGED UNTIL AT LEAST FIFTEEN DAYS' PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO OWNER AND CONSULTANT. CERTIFICATE OF INSURANCE SHALL BE FILED WITH THE MUNICIPAL CLERK NAMING THE MUNICIPALITY ITS ELECTIVE AND APPOINTIVE BOARDS, COMMISSIONS, OFFICERS, AGENTS AND EMPLOYEES AS ADDITIONAL INSURED TO COVER, CLAIMS, WHICH MAY ARISE OUT OF THE PERFORMANCE OF THE WORK BY THE APPLICANT OR HIS AGENTS OR CONTRACTORS.

5. **INDEMNIFICATION**
   CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE MUNICIPALITY, OWNER AND CONSULTANT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM AND (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST OWNER OR CONSULTANT OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY AND OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

6. **LIABILITY LIMITATIONS**
   THE CONTRACTOR AND HIS SUBCONTRACTORS ARE SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATIONS OF PLANS AND SPECIFICATIONS SUCH AS THOSE INCLUDED IN THE BID DOCUMENTS FOR THIS CONTRACT. THEY HAVE CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS, AND HAVE FOUND THEM FREE OF AMBIGUITIES AND SUFFICIENT FOR BID PURPOSES. FURTHER, THEY HAVE BASED THEIR BID SOLELY ON THESE DOCUMENTS, NOT RELYING IN ANY WAY ON ANY EXPLANATION OR INTERPRETATION, ORAL OR WRITTEN, FROM ANY OTHER SOURCE. HAVING ASSURED HIMSELF OF THE ADEQUACY OF THE DOCUMENTS AND THE ACCURACY OF HIS BID, THE CONTRACTOR AGREES AND SHALL REQUIRE HIS SUBCONTRACTORS TO AGREE TO LIMIT THE LIABILITY OF THE OWNER AND OF THE CONSULTANT TO A TOTAL AGGREGATE LIABILITY TO THE CONTRACTOR OF THE AMOUNT OF THE CONSULTANT'S TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT. NEITHER THE CONTRACTOR NOR ANY OF HIS SUBCONTRACTORS ASSUME ANY LIABILITY FOR THE ERRORS, OMISSIONS OR NEGLIGENT ACTS OF THE CONSULTANT.

7. **SAFETY AND PROTECTION**
   CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HE SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
   A. ALL EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY.
   B. ALL THE WORK AND ALL MATERIALS OR EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE.
   C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN COURSE OF CONSTRUCTION.

   CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. HE SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR ITS SAFETY AND PROTECTION. HE SHALL NOTIFY OWNERS OF ADJACENT UTILITIES WHEN PROSECUTION OF THE WORK MAY AFFECT THEM. ALL DAMAGE, INJURY OR LOSS TO ANY PROPERTY REFERRED TO CAUSE, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, BY CONTRACTOR, ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY CONTRACTOR. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL THE WORK IS COMPLETED AND CONSULTANT HAS ISSUED A NOTICE TO OWNER AND CONTRACTOR THAT WORK IS ACCEPTABLE. CONTRACTOR SHALL DESIGNATE A RESPONSIBLE MEMBER OF HIS ORGANIZATION AT THE SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. THIS PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT UNLESS OTHERWISE DESIGNATED IN WRITING BY CONTRACTOR TO OWNER. IN EMERGENCIES AFFECTING THE SAFETY OF PERSONS OR THE WORK OR PROPERTY AT THE SITE OR ADJACENT THERETO, CONTRACTOR, WITHOUT SPECIAL INSTRUCTION OR AUTHORIZATION FROM CONSULTANT OR OWNER, IS OBLIGATED TO ACT, AT HIS DISCRETION, TO PREVENT THREATENED DAMAGE, INJURY OR LOSS.

8. **SUPERVISION AND SUPERINTENDENCE**
   CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK EFFICIENTLY AND WITH HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, BUT HE SHALL NOT BE SOLELY RESPONSIBLE FOR THE NEGLIGENCE OF OTHERS IN THE DESIGN OR SELECTION OF A SPECIFIC MEANS, METHOD, TECHNIQUE, SEQUENCE OR PROCEDURE OF CONSTRUCTION WHICH IS INDICATED IN AND REQUIRED BY THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT THE FINISHED WORK COMPLIES ACCURATELY WITH THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL KEEP ON THE WORK AT ALL TIMES DURING ITS PROGRESS. A COMPETENT RESIDENT SUPERINTENDENT, WHO SHALL NOT BE REPLACED WITHOUT WRITTEN NOTICE TO OWNER AND CONSULTANT, EXCEPT UNDER EXTRAORDINARY CIRCUMSTANCES. THE SUPERINTENDENT WILL BE CONTRACTOR'S REPRESENTATIVE AT THE SITE AND SHALL HAVE AUTHORITY TO ACT ON BEHALF OF CONTRACTOR. ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO CONTRACTOR.

9. **SUBSTITUTE MATERIAL OR EQUIPMENT**
   IF THE GENERAL REQUIREMENTS, LAWS, ORDINANCES OR APPLICABLE RULES OR REGULATIONS PERMIT CONTRACTOR TO FURNISH OR USE A SUBSTITUTE THAT IS EQUAL TO ANY MATERIAL OR EQUIPMENT SPECIFIED, AND IF ANY CONTRACTOR WISHES TO FURNISH OR USE A PROPOSED SUBSTITUTE, HE SHALL MAKE WRITTEN APPLICATION TO CONSULTANT, OWNER AND VILLAGE FOR APPROVAL OF SUCH A SUBSTITUTE CERTIFYING IN WRITING THAT THE PROPOSED SUBSTITUTE WILL PERFORM ADEQUATELY THE FUNCTION CALLED FOR BY THE GENERAL DESIGN, BE SIMILAR AND OF EQUAL SUBSTANCE TO THAT SPECIFIED AND BE SUITED TO THE SAME USE AND CAPABLE OF PERFORMING THE SAME FUNCTION AS THAT SPECIFIED; STATING WHETHER OR NOT ITS INCORPORATION IN OR USE IN CONNECTION WITH THE PROJECT IS SUBJECT TO THE PAYMENT OF ANY LICENSE FEE OR ROYALTY; AND IDENTIFYING ALL VARIATIONS OF THE PROPOSED SUBSTITUTE FROM THAT SPECIFIED AND INDICATING AVAILABLE MAINTENANCE SERVICE. NO SUBSTITUTE SHALL BE ORDERED OR INSTALLED WITHOUT THE WRITTEN APPROVAL OF CONSULTANT WHO WILL BE THE JUDGE OF EQUALITY AND MAY REQUIRE CONTRACTOR TO FURNISH SUCH OTHER DATA ABOUT THE PROPOSED SUBSTITUTE AS HE CONSIDERS PERTINENT. NO SUBSTITUTE SHALL BE ORDERED OR INSTALLED WITHOUT SUCH PERFORMANCE GUARANTEE AND BONDS AS OWNER MAY REQUIRE WHICH SHALL BE FURNISHED AT CONTRACTOR'S EXPENSE.

10. **RECORD DRAWINGS**
    CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO CONSULTANT AND SHALL BE DELIVERED TO HIM OR OWNER UPON COMPLETION OF THE PROJECT, CONSULTANT OR OWNER SHALL SUPPLY RECORD DRAWINGS TO THE LOCAL MUNICIPALITY.

11. **INSTRUCTIONS TO CONTRACTORS FROM CONSULTANT**
    THE CONTRACTOR SHALL ONLY ACCEPT INSTRUCTIONS, EITHER VERBAL OR WRITTEN, FROM AUTHORIZED PERSONNEL OF PEARSON, BROWN & ASSOCIATES, INC. THE PERSONNEL SO AUTHORIZED TO ISSUE INSTRUCTIONS TO CONTRACTORS ARE EXCLUSIVELY RONALD ADAMS, GUS ZOGRAFOS AND ANGELO ZOGRAFOS, NOT WITHOUT OWNERS PERMISSION.

12. **APPLICATION FOR PAYMENT**
    IF APPROVAL BY THE CONSULTANT AND THE MUNICIPALITY IS REQUIRED FOR THE PROCESSING OF THE APPLICATION FOR PAYMENT, THEN CONTRACTOR SHALL SUBMIT TO CONSULTANT AN APPLICATION FOR PAYMENT ACCEPTABLE TO CONSULTANT AND SHALL PROVIDE TO THE CONSULTANT ANY AND ALL INFORMATION PERTINENT TO SAID APPLICATION WHETHER REQUESTED SPECIFICALLY OR NOT. CONSULTANT'S APPROVAL IS BASED ON WORK COMPLETED TO DATE OF APPLICATION SUBMITTAL. IF CONTRACTOR HAS AGREED BY CONTRACT AGREEMENT OR IN THE SCOPE OF WORK TO A QUANTITY OF EQUIPMENT WITH OPERATORS OR TO A NUMBER OF CREWS TO START WORK ON A SPECIFIC DATE AND PROCEED AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE, AND CONTRACTOR DOES NOT PROVIDE THE EQUIPMENT WITH OPERATORS OR THE NUMBER OF CREWS AS DIRECTED BY OWNER OR HIS REPRESENTATIVE, AND, AS A RESULT, CAUSES DELAYS TO THE PROJECT, THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR PAYMENT UNTIL SUCH TIME AS CONTRACTOR HAS COMPLIED WITH SAID CONTRACT AGREEMENT OR SCOPE OF WORK.

13. **RETENTION**
    ANY AND ALL APPLICATIONS FOR PAYMENT SUBMITTED TO CONSULTANT SHALL HAVE A TEN PERCENT (10%) RETAINER UNTIL SUCH TIME AS ONE HUNDRED PERCENT (100%) OF THE WORK REQUESTED OF SAID CONTRACTOR HAS BEEN COMPLETED. UPON COMPLETION OF ONE HUNDRED (100%) PERCENT OF THE WORK, THE RETENTION SHALL BE REDUCED TO FIVE (5%) UNTIL SUCH TIME AS CONTRACTOR HAS APPLIED FOR AND OBTAINED TESTING AND OBTAINED IN WRITING FINAL ACCEPTANCE FOR MAINTENANCE OF THIS WORK BY SAID GOVERNING AUTHORITIES. UPON TESTING, APPROVAL AND ACCEPTANCE OF THE WORK, THE RETENTION SHALL BE REDUCED TO TWO PERCENT (2%) UNTIL ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AT WHICH TIME ALL MONIES DUE CONTRACTOR SHALL BE APPROVED FOR PAYMENT UNLESS CONTRACTOR HAD FAILED TO PERFORM IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND/OR WRITTEN OR VERBAL INSTRUCTIONS FROM ENGINEER REGARDING FAULTY MATERIAL AND/OR WORKMANSHIP.

14. **CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS**
    IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OTHER OF THE COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST LISTED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART WHICH FOLLOWS IT, EXCEPT AS MAY OTHERWISE SPECIFICALLY BE STATED. SAID COMPONENT PARTS ARE THE FOLLOWING:
    A. PLANS
    B. ADDENDUM TO SPECIFICATIONS
    C. SPECIAL PROVISIONS
    D. STANDARD SPECIFICATIONS

15. **PERMITS**
    THE OWNER OR CONSULTANT SHALL MAKE APPLICATION FOR THE FOLLOWING PERMITS:
    MUNICIPALITY: SITE / WATERSHED DEVELOPMENT PERMIT
    IEPA: NOI, WATER MAIN, SANITARY SEWER

II. GENERAL NOTES

1. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED 'FOR CONSTRUCTION'. PRIOR TO COMMENCEMENT OF CONSTRUCTION,THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE CONSULTANT BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE CONSULTANT PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS ORDISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE CONSULTANT SHALL BE FINAL AND CONCLUSIVE.

2. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE CONSULTANT.

3. IF LINE AND GRADE STAKES ARE PROVIDED BY CONSULTANT, STAKES WILL BE SET AT THE OWNER'S EXPENSE ONE TIME AND ONE TIME ONLY, CONTRACTORS SHALL NOTIFY THE CONSULTANT THAT STAKES WILL BE NEEDED AT LEAST 3 WORKING DAYS IN ADVANCE OF STARTING THEIR WORK. (ADDITIONAL NOTIFICATION SHALL BE PROVIDED PRIOR TO THE START OF INITIAL PROJECT CONSTRUCTION OPERATIONS.) ANY AND ALL REQUIRED RESTAKING WILL BE PERFORMED BY THE CONSULTANT AT THE EXPENSE OF THAT CONTRACTOR REQUIRING THE RESTAKING. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT STAKES PROVIDED FOR HIS USE AND TO REPORT TO THE OWNER'S SUPERINTENDENT ANY SPECIFIC INSTANCES OF DAMAGED STAKES AND/OR MONUMENTS PROVIDED. LOT CORNER IRONS ARE TO BE CONSIDERED AS CONTROL.

   OFTEN TIMES, CURB GRADE STAKES ARE PLACED AT A 4' OFFSET TO BACK OF CURB AT THE REQUEST OF THE CONTRACTOR. IN MOST INSTANCES, THIS AREA IS LOCATED OVER THE WATERMAIN, SANITARY SEWER,OR STORM SEWER TRENCH, AND NOT SOLID GROUND. CURB GRADE STAKES MAY LOSE THEIR INTEGRITY DUE TO A RAIN EVENT, HEAVY MACHINERY TRAFFIC, AND THE LIKE.THEREFORE, THE CURB CONTRACTOR SHALL CHECK THE CURB GRADE STAKES DURING THE SETTING OF THE STRING LINE AND REPORT ANY IRREGULARITIES TO THE CONSULTANT. THE CURB CONTRACTOR SHALL ALSO VERIFY THAT ALL STAKES FOR CURB DEPRESSIONS (SIDEWALKS, DRIVEWAYS, BIKE PATHS, EMERGENCY ACCESSES, ETC.) ARE IN PLACE PRIOR TO POURING OF ANY CURB.

4. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

5. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE I.D.O.T. STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE CONSULTANT, MUNICIPALITY OR GOVERNING AGENCY. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE I.D.O.T. STANDARD PROCEDURES, AND THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

7. CONTRACTORS SHALL KEEP PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS ON A DAILY BASIS.

8. PRIOR TO COMMENCEMENT OF UNDERGROUND CONSTRUCTION, THE GRADING CONTRACTOR SHALL OBTAIN FROM THE OWNER AND/OR CONSULTANT VERIFICATION OF ELEVATIONS TO PLUS OR MINUS ONE TENTH OF A FOOT (0.10') OF PROPOSED SUB-GRADE AND APPROVALS OF COMPACTION.

9. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

10. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

11. THE CONSULTANT, MUNICIPALITY AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

12. ELECTRIC,TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL J.U.L.I.E AT (800)892-0123 AND THE MUNICIPALITY FOR UTLILTY LOCATIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION OR BRACING OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THE CONTRACT. IT IS EXPRESSLY UNDERSTOOD THAT ALL WORK AND COSTS CONNECTED WITH THESE UTILITY POLES, THEIR TEMPORARY RELOCATIONS, ETC., SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR RELEVANT CONTRACTOR.

14. ALL PAVEMENT, CURB AND GUTTER, DRIVEWAYS, SIDEWALKS, TREES, SHRUBS, BUSHES, LAWNS, FENCES, AND ALL OTHER STRUCTURES REQURIED TO BE REMOVED, SHALL BE REPLACED AND/OR RESTORED AS DIRECTED BY THE OWNER TO ORIGINAL CONDITION. ALL RESTORATION NOT COVERED IN THE CONTRACT QUANTITIES OR SPECIFICATIONS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

15. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, CONSULTANT AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

16. CHANGES IN THE CONSULTANT'S ENGINEERING PLANS MUST BE APPROVED BY BOTH THE DESIGN CONSULTANT AND THE MUNICIPAL ENGINEER. A WRITTEN REQUEST, ACCOMPANIED BY REVISED ENGINEERING PLANS, IS TO BE SUBMITTED TO BOTH AND APPROVED BY BOTH BEFORE CHANGES ARE STARTED.

17. DRAIN TILES MAY EXIST ON THE SUBJECT PROPERTY; THEIR LOCATIONS MAY BE KNOWN AND/OR UNKNOWN AND MAY EXTEND OFFSITE EITHER UPSTREAM OR DOWNSTREAM. ALL EXISTING ONSITE MAINLINE DRAIN TILES SHALL BE ABANDONED BY TRENCH REMOVAL PRIOR TO OTHER DEVELOPMENT ACTIVITIES. IF ANY EXISTING DRAIN TILE (MAINLINE, SUB-MAIN OR LATERAL) CONTINUE OFFSITE TO UPLAND WATERSHEDS,THE CONTRACTOR (GRADING AND/OR UNDERGROUND) SHALL NOTIFY CONSULTANT FOR DIRECTION AND MUST MAINTAIN DRAINAGE SERVICE DURING CONSTRUCTION UNTIL NEW STORM SEWER CAN BE INSTALLED FOR A PERMANENT CONNECTION OR BE REROUTED WITH NEW PIPE OF SIMILAR SIZE, MATERIAL, CAPACITY AND GRADIENT AND PUT INTO ACCEPTABLE OPERATION. SUCH CONNECTION OR RELOCATION SHALL BE RECORDED ON "RECORD DRAWINGS". NORMAL CONSTRUCTION ACTIVITY INCLUDING GRADING, UNDERGROUND PIPING AND BUILDING EXCAVATION SHOULD ADEQUATELY REMOVE OR TAKE OUT OF SERVICE ONSITE SUB-MAINS AND LATERALS. THE COST OF THE ABOVE WORK NOT INCLUDED IN THE SCHEDULE OF QUANTITIES SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

III. EARTHWORK

1. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM.
   B. STRIPPING OF TOPSOIL FROM ALL STREET, DRIVEWAY, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
   C. STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER AND APPROVED BY MUNICIPALITY. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH.
   D. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY,DRIVEWAY/PARKING, BUILDING PAD,AND OTHER DESIGNATED AREAS.
   E. DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND/OR PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME,AT A DUMP SITE AS SELECTED BY THE CONTRACTOR.
   F. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY,DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   G. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING DETENTION FACILITIES, BERMS, ETC.
   H. PLACEMENT AND COMPACTION OF CLAY TO THE DESIGN SUBGRADE ELEVATIONS AS REQUIRED BY THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS.
   I. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
   J. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
   K. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
   L. ANY EXISTING WELLS ENCOUNTERED SHALL BE EXPOSED AND SEALED 3-FEET BELOW PROPOSED FINISH GRADE BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 920.120 OF THE ILLINOIS WATER CONSTRUCTION CODE, DEPARTMENT OF PUBLIC HEALTH, LATEST EDITION, AND ALL APPLICABLE LOCAL RULES AND REGULATIONS
   M. ANY EXISTING SEPTIC TANKS AND GREASE TRAPS ENCOUNTERED SHALL HAVE ALL LIQUIDS AND SOLIDS REMOVED AND DISPOSED OF BY A LICENSED COMMERCIAL HAULER IN ACCORDANCE WITH GOVERNMENTAL JURISDICTIONAL ENTITY REGULATIONS, AND THE TANK AND GREASE TRAPS SHALL THEN BE FILLED WITH SUITABLE MATERIALS OR REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

2. THE QUANTITIES GIVEN IN THE CONSULTANT'S SUMMARY FOR EARTHWORK ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

3. PRIOR TO ONSET OF MASS GRADING OPERATIONS, THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL PLANS AND CONSTRUCTION SCHEDULE.

4. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, A "SNOW FENCE" SHALL BE ERECTED AROUND ANY TREE DESIGNATED ON THE PLANS TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED. THE TREE-PROTECTION FENCING SHALL BE INSTALLED AND MAINTAINED BY A DESIGNATED, RESPONSIBLE CONTRACTOR.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS, DETENTION POND BERMS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE AS-BUILT INFORMATION VERIFYING THAT THE CONSTRUCTION CONDITION OF DETENTION POND EARTHEN IMPOUNDMENTS MEET THE DESIGN REQUIREMENTS.

6. A QUALIFIED SOILS ENGINEER SHALL REGULARLY INSPECT THE EXCAVATION OF THE DETENTION/LAKE AREAS TO INSURE THAT THE DETENTION/LAKES WILL BE CAPABLE OF MAINTAINING DESIGNED NORMAL WATER LEVELS. GRAVEL OR SAND SEAMS OR OTHER CONDITIONS WHICH MAY BE ENCOUNTERED; AND WHICH MIGHT TEND TO DE-WATER THE LAKES, SHALL BE REMEDIED AS DIRECTED BY THE SOILS ENGINEER (I.E. LINING, CLAY BLANKET, BENTONITE, ETC.).

7. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESSES, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO ENSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN DETENTION POND BERMS, BUILDING PADS, ROADWAYS, DRIVEWAYS, PARKING LOTS, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).

11. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAN ONE INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE MOISTURE CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS (SEE SECTION 212.03 OF THE I.D.O.T. SPECIFICATIONS).

12. ALL PAVEMENT SUBGRADE SHALL HAVE A MINIMUM IBR OF 3.0 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED PAVEMENT DESIGN HAS BEEN BASED ON A MIN. IBR OF 3.0, THEREFORE, IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT PROVIDE A MINIMUM IBR OF 3.0, SUB-GRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH, AS DETERMINED BY THE CONSULTANT AND SOILS ENGINEER.

13. GRADING FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS ONE TENTH OF A FOOT (0.1') OF DESIGN SUBGRADE ELEVATIONS.

14. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CONSULTANT, MUNICIPAL INSPECTOR OR SOILS ENGINEER.

15. UPON COMPLETION OF THE MASS-GRADING IMPROVEMENTS, THE EXCAVATION CONTRACTOR SHALL RESPREAD A 6-INCH LAYER OF TOPSOIL ON ALL DESIGNATED LANDSCAPE AREAS (BERMS, PONDS, PARKS, ETC.).

16. RIP RAP MATERIAL PLACED IN CONJUNCTION WITH THE EARTHWORK IMPROVEMENTS SHALL CONFORM TO SECTION 705 OF THE I.D.O.T. SPECIFICATIONS.

17. SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE CONSULTANT AND THE OWNER, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS AND THE OWNER AND CONSULTANT MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

IV. UNDERGROUND

GENERAL

1. WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

2. ALL SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS," LATEST EDITION, AND THE ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS, LATEST EDITION AND THE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND ORDINANCES OF THE GOVERNING MUNICIPALITY AND THE SANITARY DISTRICT AS APPLICABLE.

3. ROUGH GRADING TO WITHIN ONE TENTH OF A FOOT (0.10') OF FINISHED SUBGRADE SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF UNDERGROUND UTILITY INSTALLATION.

4. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, OR WITHIN THE ZONE OF INFLUENCE WHICHEVER IS GREATER AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.

5. 'BAND-SEAL' OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DIS-SIMILAR MATERIALS. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, THE FOLLOWING METHOD SHALL BE USED: WITH THE PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS AND SHEAR RINGS AND CLAMPS TO HOLD IT FIRMLY IN PLACE. MISSION COUPLINGS SHALL BE THE LENGTH OF BOOT APPROXIMATELY EQUAL TO THE PIPE DIAMETER. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION.

6. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

7. ALL FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER. DOWNSPOUTS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND.

8. THE UNDERGROUND CONTRACTOR SHALL DEPOSIT AND LEVEL ALL SEWER SPOIL ON-SITE AS DIRECTED BY THE CONSULTANT OR OWNER. THE UNDERGROUND CONTRACTOR SHALL RETURN THE PAVEMENT SUB-GRADE TO WITHIN A TOLERANCE OF PLUS OR MINUS ONE QUARTER FOOT (0.25') IN ELEVATION AND THE 95% COMPACTION OF THE MAXIMUM DENSITY SHOWN ON THE DRY WEIGHT CURVE DETERMINED BY THE MODIFIED PROCTOR ANALYSIS AS LEFT BY THE GRADING CONTRACTOR. THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE UNDERGROUND CONTRACT.

9. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

10. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

11. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER MAINS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

12. FRAMES AND LIDS (OR GRATES) FOR SANITARY, WATER MAIN AND STORM SEWER STRUCTURES SHALL BE AS INDICATED WITHIN THESE IMPROVEMENT PLANS. (SEE CONSTRUCTION STANDARDS)

13. ALL STRUCTURES SHALL HAVE A MINIMUM OF 3-INCHES OF ADJUSTING RINGS AND A MAXIMUM OF 6-INCES, UNLESS OTHERWISE NOTED.

14. ALL FRAMES FOR STORM SEWERS, SANITARY SEWERS, VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES (FRAMES AND GRATES) ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

15. THE CONTRACTOR SHALL INSTALL A 4"X4"X8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATER MAIN SERVICE, STORM SERVICE, SANITARY MANHOLES, STORM MANHOLES, CATCH BASINS, INLETS, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4-FEET ABOVE THE GROUND, THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS; SANITARY - RED; WATER MAIN - BLUE; STORM - GREEN.

16. RIP-RAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE UNDERGROUND IMPROVEMENTS SHALL CONFORM TO SECTION 705, OF THE IDOT SPECIFICATIONS.

17. THE UNDERGROUND CONTRACTOR SHALL PROVIDE OWNER WITH THE LOCATION OF EACH BUILDING SERVICE AT THE TIME OF INSTALLATION. UPON COMPLETION OF ALL SERVICES, THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE MUNICIPALITY A FINAL COMPILATION OF ALL SERVICE LOCATION RECORDS ACCEPTABLE TO THE OWNER AND TO THE MUNICIPALITY. ALL FUTURE EXTENSIONS AND CONNECTIONS OF SERVICES TO BUILDINGS SHALL BE DONE BY OTHERS. THE LOCATION SHALL BE INDICATED ON THE PLANS BY INCLUDING THE SERVICE LOCATION RECORDS. RELOCATION OF SERVICES, NOT FOUND AT LOCATIONS INDICATED BY RECORDS, SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR AT NO COST TO THE OWNER.

SANITARY SEWER

18. SANITARY SEWERS SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS;
    A. GRAVITY SEWERS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) CONFORMING TO ASTM DESIGNATION D-3034 WITH AN SDR OF 26 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM DESIGNATION D-3212
    B. WHERE SHOWN ON THE PLANS POLYVINYL CHLORIDE (PVC, C-900) WITH A PRESSURE RATING OF 235psi - DR 18 CONFORMING TO ASTM D2241 AND JOINTS IN ACCORDANCE WITH ASTM D3139 AND ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM F477.

19. ALL SANITARY SEWER MANHOLES SHALL HAVE ECCENTRIC CONES. CONE OPENINGS SHALL BE CENTERED PERPENDICULAR TO THE MAINLINE FLOW. ALL STRUCTURE SECTIONS SHALL BE SECURELY SEALED TO EACH OTHER OR TO THE CONE SECTION OR TOP BARREL SECTION OF THE MANHOLE USING BUTYL RUBBER STRIP OR RUBBER GASKET. FRAMES ARE TO BE SEALED MECHANICALLY USING SYNTHETIC RUBBER SEALS WITH STAINLESS STEEL BANDS AND BOLTS. PIPE PENETRATIONS SHALL BE PROPERLY SIZED AND CORED AND SEALED WITH FLEXIBLE SYNTHETIC RUBBER PIPE SLEEVE WHICH IS FASTENED TO THE PIPE W/STAINLESS STEEL BAND CONNECTIONS. BARREL SECTIONS SHALL BE SEALED USING BUTYL RUBBER MATERIAL STRIPS AND/OR GASKETS. THIS MASTIC SHALL BE APPLIED IN SUCH A MANNER THAT NO SURFACE WATER OR GROUND WATER INFLOW CAN ENTER THE MANHOLE THROUGH GAPS BETWEEN BARREL SECTIONS OR CONE SECTIONS AND ADJUSTING RINGS. SANITARY SEWER MANHOLES SHALL BE 4-FEET IN DIAMETER PRECAST STRUCTURES, WITH APPROPRIATE FRAME AMD LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED 'SANITARY SEWER'. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C969 OR ASTM C1244.

20. ALL SANITARY SEWER AND SEWER SERVICES SHALL BE INSTALLED ON GRANULAR CRUSHED STONE BEDDING, HAVING AN I.D.O.T. GRADATION OF CA-6, GRADE 7,8 OR 9, WITH A MINIMUM THICKNESS EQUAL TO 1/4TH OF THE OUTSIDE DIAMETER OF THE SEWER PIPE. BEDDING SHALL BE A MINIMUM OF 6" BELOW THE PIPE. BEDDING SHALL EXTEND TO 1.0-FOOT OVER THE TOP OF THE PIPE FOR SANITARY SEWERS AND SANITARY SERVICES (UNLESS INDICATED OTHERWISE ON THE CONSTRUCTION DRAWINGS). BEDDING MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33 FOR SOUNDNESS AND ASTM C-67 FOR GRADATION. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER, WATER MAIN, ETC. REFER TO CONSTRUCTION STANDARDS SHEET FOR DETAILS OF BEDDING AND BACKFILL.

21. ALL SANITARY SERVICE CONNECTIONS TO MAINLINE SEWER SHALL BE MADE WITH PRECAST WYES OR TEES MANUFACTURED SPECIFICALLY FOR THAT PURPOSE. SANITARY SEWER SERVICE MATERIAL TO BE SAME AS MAINLINE SEWER UNLESS SPECIFICALLY INDICATED OTHERWISE.

22. SANITARY SERVICES SHALL BE LAID TO A MINIMUM GRADE OF 1.00%. THE END OF EACH SERVICE SHALL BE SEALED WITH A MANUFACTURER'S WATERTIGHT PLUG. SANITARY SERVICE STUBS SHALL BE MARKED IN ACCORDANCE WITH THESE CONSTRUCTION NOTES.

23. SEWER SERVICE RISER SHALL BE USED WHEN MAINLINE SEWER EXCEEDS 12-FEET IN DEPTH.

24. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS SHALL BE USED TO CONNECT SANITARY SERVICE LINES TO THE BUILDING PLUMBING OUTLET.

25. ALL SANITARY SEWERS INCLUDING SERVICE LINES SHALL BE SUBJECTED TO EITHER AN INFILTRATION TEST OR AIR TEST, AND APPLICABLE DEFLECTION TEST BY THE CONTRACTOR. ALLOWABLE INFILTRATION SHALL NOT EXCEED 200 GALLONS PER 24-HOURS, PER MILE, PER INCH-DIAMETER OF PIPE. THE CONTRACTOR SHALL COORDINATE ALL TESTING SO THAT IT CAN BE WITNESSED BY THE MUNICIPAL ENGINEER, MUNICIPALITY'S PUBLIC WORKS DEPARTMENT AND/OR SANITARY DISTRICT AS APPLICABLE. THIS WORK SHALL BE INCIDENTAL TO THE UNDERGROUND CONTRACT.

26. A CURRENT COLOR VIDEO TAPE RECORD AND A TYPE WRITTEN TRANSCRIPTION OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED SANITARY SEWER SYSTEM SHALL BE SUBMITTED TO THE MUNICIPALITY AND SANITARY DISTRICT AS APPLICABLE, PRIOR TO REFUNDING OF SITE IMPROVEMENT ESCROW RETENTION MONIES BY THE MUNICIPALITY. THIS WORK SHALL INCLUDE THE ROTATION OF THE LENS TO LOOK AT EACH SERVICE. ALL CORRECTIVE WORK SHALL BE PERFORMED BY THE CONTRACTOR WITHOUT DELAY. CORRECTIVE WORK SHALL BE INCIDENTAL TO THE UNDERGROUND CONTRACT

WATER MAIN

28. WATER MAIN SHALL BE
    A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A-21.51 OR AWWA C-150. MECHANICAL FITTINGS SUPPLIED WITH "COR-TEN" BOLTS OR RUBBER RING (PUSH-ON) FITTINGS SHALL CONFORM TO ANSI A-21.11 OR AWWA C-110 AND C-111. RESTRAINED JOINTS WHERE INDICATED ON THE CONSTRUCTION PLANS SHALL CONFORM TO ANSI A-21.11 / A-21.10. WATERMAIN SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI A-21.4 OR AWWA C-104. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN SHALL BE 5.5 FEET.

29. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS, HOWEVER THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

30. PROTECTIVE WRAPPING OF THE WATER MAIN IS REQUIRED, THE PROTECTIVE WRAPPING SHALL BE A POLYETHYLENE TUBE SUCH AS CLOW TYPE F-191 OR EQUAL AND SHALL COMPLETELY ENCASE AND SEAL THE WATER MAIN AND FITTINGS AND ACCESSORIES IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS FOR THE USE OF THE ENCASEMENT TUBE.

31. UNLESS NOTED OTHERWISE, RIGHT HAND CLOSING GATE VALVES IN ACCORDANCE WITH MUNICIPAL STANDARDS SHALL BE USED WHEREVER VALVES ARE CALLED FOR. VALVES SHALL BE IRON BODY, BRONZE MOUNTED, PARALLEL RESILIENT SEAT VALVES PER AWWA C-509. ALL VALVES SHALL BE RATED FOR 300 PSI TEST PRESSURE AND 200 PSI WORKING PRESSURE.

32. N/A

33. HYDRANTS SHALL BE OF THE MANUFACTURE AND EQUIPPED WITH AUXILIARY VALVES AND VALVE BOXES IN ACCORDANCE WITH THE MUNICIPALITY'S STANDARD. EACH HYDRANT SHALL BE EQUIPPED WITH DOUBLE STEAMERS 2-4" P.N., NST HOSE THREADS SHALL BE THE STANDARD OF THE MUNICIPALITY. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). ALL FIRE HYDRANTS SHALL BE SET A MINIMUM OF 3-FEET BEHIND BACK OF CURB.

34. WATER SERVICES SHALL BE LAID NOT LESS THAN 5.5-FEET BELOW GRADE.

35. THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, TEES, ELBOWS, ETC. COST OF SAME SHALL BE MERGED WITH UNIT PRICE FOR PIPE INSTALLED.

36. ALL WATERMAINS SHALL HAVE COMPACTED CA-7 OR CA-11 BEDDING, GRADE 7,8 OR 9, A MINIMUM OF FOUR 4-INCHES BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE WATER MAIN. FOR ALL WATERMAINS PLACED IN CASING PIPE, THE "PSI CASING SPACERS AND END SEALS" MUST BE INCLUDED IN THE COST OF THE CASING.

37. N/A

38. ALL WATER MAINS SHALL BE SUBJECTED TO A PRESSURE TEST BY THE CONTRACTOR. HYDROSTATIC PRESSURE TEST AND LEAKAGE SHALL BE BASED ON 150 PSI FOR 2 HOURS. WATER MAINS SHALL BE CHLORINATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, IN PRESENCE OF MUNICIPAL REPRESENTATIVE. THIS WORK SHALL BE INCIDENTAL TO THE UNDERGROUND CONTRACT.

39. THE UNDERGROUND CONTRACTOR SHALL CONSIDER INCIDENTAL TO THE CONTRACT ANY CHLORINATION AND TESTING OF EXISTING WATER MAIN WHERE CONNECTIONS TO AND INCLUSION OF SUCH MAINS IS INDICATED ON THE DRAWINGS. IN THE EVENT THAT THE PRESSURE TESTS INVOLVING EXISTING MAINS FAIL, AND SUCH FAILURES ARE ATTRIBUTABLE TO DEFECTIVE ORIGINAL WORKMANSHIP AND MATERIAL, THEN THE CONTRACTOR SHALL BE ENTITLED TO ADDITIONAL PAYMENT FOR CORRECTING THE DEFICIENCIES.

STORM SEWER

40. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPES SHALL BE ONE OF THE FOLLOWING MATERIALS;
    A. REINFORCED CONCRETE PIPE (R.C.P.) CONFORMING TO ASTM DESIGNATION C-76. 12-INCH PIPES SHALL BE CLASS IV, 15-INCH, 18-INCH, AND 21-INCH PIPES SHALL BE CLASS III, AND 24-INCH AND LARGER PIPES SHALL BE CLASS II. JOINTS FOR STORM SEWERS SHALL BE "O"-RING JOINTS IN ACCORDANCE WITH ASTM C-443.
    B. PVC SDR26, CONFORMING TO ASTM DESIGNATION D-3034, WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM DESIGNATION D-3212.

41. ALL STORM SEWER SHALL BE INSTALLED ON AN AGGREGATE BEDDING HAVING AN I.D.O.T. GRADATION OF CA-7 OR CA-11, GRADE 7,8 OR 9, WITH A MINIMUM THICKNESS EQUAL TO 1/4TH OF THE OUTSIDE DIAMETER OF THE SEWER PIPE. BEDDING SHALL BE A MINIMUM OF 4" BELOW PIPE. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE FOR R.C.P. STORM SEWERS (UNLESS INDICATED OTHERWISE ON THE CONSTRUCTION DRAWINGS). COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE STORM SEWER. REFER TO CONSTRUCTION STANDARDS SHEET FOR DETAILS OF BEDDING AND BACKFILL.

42. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH A MINIMUM 4-FOOT DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER".

43. ALL FLARED END SECTIONS 12-INCHES OR GREATER SHALL HAVE A REMOVABLE GRATE SYSTEM TO PREVENT ENTRY. THIS GRATE SYSTEM SHALL BE MADE FROM STEEL STOCK THAT IS HOT-DIPPED GALVANIZED AFTER FABRICATION.

44. ALL CATCH BASINS ARE TO BE CLEANED AT THE END OF THE PROJECT PRIOR TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT FUNCTIONING PROPERLY.

V. PAVING, CURB, AND WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUB GRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT, BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING, SIDEWALK, AND CURB AND GUTTER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND THE MUNICIPAL CODES AND ORDINANCES.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE RETURNED BY THE UNDERGROUND CONTRACTOR TO WITHIN ONE QUARTER FOOT (0.25'), PLUS OR MINUS, OF PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUB-GRADE SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS TONNAGE OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE BACKFILLING OF THE CURB AND GUTTER. ALL CURB SHALL BE BACKFILLED AND COMPACTED FOR A DISTANCE OF FIVE FEET AT A GRADE OF 2% FLUSH WITH TOP OF CURB. THE COST FOR BACKFILLING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNIT PRICE FOR LINEAL FEET OF CURB AND GUTTER.

5. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BASE COURSE, HMA (HOT MIX ASPHALT) BINDER COURSE, AND HMA SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. A BITUMINOUS MATERIAL PRIME COAT OF THE TYPE AND AT THE RATE SPECIFIED ON THE CONSTRUCTION PLANS SHALL BE APPLIED TO THE SUB-BASE COURSE. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS INCLUDING UPDATED PROVISIONS. ALL PAVEMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL SUBDIVISION AND ENGINEERING REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT A BITUMINOUS MIX DESIGN TO THE SOILS ENGINEER PRIOR TO THE INSTALLATION OF THE BITUMINOUS MIX.

7. HMA BINDER COURSE SHALL BE PLACED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT AND THE FORECAST CALLS FOR RISING TEMPERATURES. HMA SURFACE COURSE SHALL BE PLACED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS AT LEAST 45 DEGREES FAHRENHEIT AND THE FORECAST CALLS FOR RISING TEMPERATURES.

8. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE (AND FOR PUBLIC IMPROVEMENTS AFTER THE BINDER COURSE HAS BEEN IN PLACE FOR ONE WINTER), AND UPON THE COMPLETION OF INSPECTION OF SAME AND APPROVAL BY THE MUNICIPALITY AND OWNER, THE PAVEMENT SHALL BE CLEANED, TESTED BY AN INDEPENDENT TESTING AGENCY SELECTED BY THE MUNICIPALITY PRIOR TO PLACEMENT OF THE SURFACE COURSE ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE MUNICIPALITY AND OWNER, PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER FOR CLEANING SHALL BE CONSIDERED AS INCIDENTAL TO THE PAVING CONTRACT. PRIME COAT FOR THE BINDER AND SURFACE COURSE SHALL ALSO BE CONSIDERED AS INCIDENTAL TO THE PAVING CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.10 GALLONS PER SQUARE YARD AND 0.05 GALLONS PER SQUARE YARD FOR THE SURFACE.

9. COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE AS DETAILED IN THE CONSTRUCTION PLANS. THE CONCRETE SHALL HAVE AN AIR CONTENT OF NOT LESS THAN FIVE PERCENT (5%) NOR MORE THAN EIGHT PERCENT (8%) OF THE VOLUME OF CONCRETE. CONCRETE SHALL BE A MINIMUM 6.1 BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CURB AND GUTTER SHALL BE BROOM FINISHED. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS.

10. CURB AND GUTTER SHALL HAVE TWO NUMBER FOUR REINFORCING BARS PLACED 10' CENTERED OVER UTILITY TRENCHES. EXPANSION JOINTS SHALL BE DOWELED AND SPACED AT NO MORE THAN 200 FEET ON CENTER AND AT TANGENT POINTS OF ALL RADII. CONTROL JOINTS SHALL BE PROVIDED AT FIFTEEN FEET ON CENTER AND SHALL CONSIST OF A SAW CUT MINIMUM OF ONE AND ONE HALF INCHES DEEP.

11. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

12. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES AT STREET INTERSECTIONS AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESS TO THE DISABLED. (SEE CONSTRUCTION STANDARDS).

13. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS, AND SHALL BE A MINIMUM OF 6 INCHES THICK AT DRIVEWAYS. ALL SIDEWALK CONCRETE SHALL BE A MINIMUM OF (6.1) BAG MIX WITH AIR ENTRAINMENT TO 6% AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT TWENTY EIGHT (28) DAYS. CONTRACTION JOINTS SHALL BE SET AT FIVE (5') FEET ON CENTER. ONE-HALF (1/2) INCH PREMOULDED FIBRE EXPANSION JOINTS SHALL BE PLACED AT FIFTY (50) FEET ON CENTER AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE (3) NO.4 REINFORCING BARS (5' BEYOND THE WALLS OF THE TRENCH). ALL SIDEWALKS SHALL BE BROOM FINISHED.

14. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, INCLUDING UPDATED PROVISIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE DEVELOPER AND APPOINTED BY THE MUNICIPALITY TO PERFORM THE REQUIRED TESTS AND PROVIDE THE RESULTS TO THE CONSULTING ENGINEER AND THE MUNICIPALITY.

DATASHEETS file:///F:/Jobs/2400/24190_MI%20Hor

The NGS Data Sheet

See file dsdata.pdf for more information about the datasheet.

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PROGRAM = datasheet95, VERSION = 8.12.5.19
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1    National Geodetic Survey, Retrieval Date = NOVEMBER 15, 2024 15:43:38 EST
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 AJ3076  PID         -  AJ3076
 AJ3076  STATE/COUNTY-  IL/COOK
 AJ3076  COUNTRY     -  US
 AJ3076  USGS QUAD   -  WHEELING (2018)
 AJ3076
 AJ3076                         *CURRENT SURVEY CONTROL
 AJ3076
 AJ3076* NAD 83(2011) POSITION- 42 09 09.60507(N) 087 57 47.42557(W)   ADJUSTED
 AJ3076* NAD 83(2011) ELLIP HT-    172.173 (meters)        (06/27/12)  ADJUSTED
 AJ3076* NAD 83(2011) EPOCH   -   2010.00
 AJ3076* NAVD 88 ORTHO HEIGHT -    206.047 (meters)     676.01  (feet) ADJUSTED
 AJ3076
 AJ3076  GEOID HEIGHT    -         -33.878 (meters)                    GEOID18
 AJ3076  NAD 83(2011) X  -     168,317.716 (meters)                    COMP
 AJ3076  NAD 83(2011) Y  -  -4,732,770.899 (meters)                    COMP
 AJ3076  NAD 83(2011) Z  -   4,258,306.182 (meters)                    COMP
 AJ3076  LAPLACE CORR    -           -1.50  (seconds)                  DEFLEC18
 AJ3076  DYNAMIC HEIGHT  -         205.979 (meters)     675.78  (feet) COMP
 AJ3076  MODELED GRAVITY -     980,286.2   (mgal)                      NAVD 88
 AJ3076
 AJ3076  VERT ORDER      -  SECOND    CLASS I
 AJ3076
 AJ3076  Network accuracy estimates per FGDC Geospatial Positioning Accuracy
 AJ3076  Standards:
 AJ3076         FGDC (95% conf, cm)    Standard deviation (cm)     CorrNE
 AJ3076            Horiz  Ellip          SD_N   SD_E   SD_h       (unitless)
 AJ3076  -------------------------------------------------------------------
 AJ3076  NETWORK    0.65   0.86          0.29   0.24   0.44      -0.08612593
 AJ3076  -------------------------------------------------------------------
 AJ3076  Click here for local accuracies and other accuracy information.
 AJ3076
 AJ3076.The horizontal coordinates were established by GPS observations
 AJ3076.and adjusted by the National Geodetic Survey in June 2012.
 AJ3076
 AJ3076.NAD 83(2011) refers to NAD 83 coordinates where the reference frame has
 AJ3076.been affixed to the stable North American tectonic plate. See
 AJ3076.NA2011 for more information.
 AJ3076
 AJ3076.The horizontal coordinates are valid at the epoch date displayed above
 AJ3076.which is a decimal equivalence of Year/Month/Day.
 AJ3076
 AJ3076.The orthometric height was determined by differential leveling and
 AJ3076.adjusted by the NATIONAL GEODETIC SURVEY
 AJ3076.in April 2011.
 AJ3076
 AJ3076.Significant digits in the geoid height do not necessarily reflect accuracy.
 AJ3076.GEOID18 height accuracy estimate available here.
 AJ3076
 AJ3076.Click photographs - Photos may exist for this station.
 AJ3076
 AJ3076.The X, Y, and Z were computed from the position and the ellipsoidal ht.
 AJ3076
 AJ3076.The Laplace correction was computed from DEFLEC18 derived deflections.
 AJ3076
 AJ3076.The ellipsoidal height was determined by GPS observations
 AJ3076.and is referenced to NAD 83.
 AJ3076
 AJ3076.The dynamic height is computed by dividing the NAVD 88
 AJ3076.geopotential number by the normal gravity value computed on the
 AJ3076.Geodetic Reference System of 1980 (GRS 80) ellipsoid at 45
 AJ3076.degrees latitude (g = 980.6199 gals.).
 AJ3076
 AJ3076.The modeled gravity was interpolated from observed gravity values.
 AJ3076
 AJ3076. The following values were computed from the NAD 83(2011) position.
 AJ3076
 AJ3076;              North         East     Units Scale Factor Converg.
 AJ3076;SPC IL E  -   609,126.079   330,593.844   MT  0.99998651   +0 14 54.3
 AJ3076;SPC IL E  - 1,998,441.14  1,084,623.30   sFT  0.99998651   +0 14 54.3
 AJ3076;UTM  16   - 4,667,175.918   420,422.812   MT  0.99967792   -0 38 47.1
 AJ3076
 AJ3076!          -  Elev Factor  x  Scale Factor =  Combined Factor
 AJ3076!SPC IL E  -  0.99997300   x  0.99998651   =  0.99995951
```

1 of 2

DATASHEETS file:///F:/Jobs/2400/24190_MI%20Home

```
 AJ3076!UTM  16   -  0.99997300   x  0.99967792   =  0.99965093
 AJ3076
 AJ3076_U.S. NATIONAL GRID SPATIAL ADDRESS: 16TDM2042267175(NAD 83)
 AJ3076
 AJ3076|---------------------------------------------------------------------|
 AJ3076| PID    Reference Object                     Distance      Geod. Az  |
 AJ3076|                                                           dddmmss.s |
 AJ3076| AJ3075 VBG 1A                             270.195 METERS 25911     |
 AJ3076|---------------------------------------------------------------------|
 AJ3076
 AJ3076                    SUPERSEDED SURVEY CONTROL
 AJ3076
 AJ3076  NAD 83(2007)-  42 09 09.60527(N)    087 57 47.42661(W) AD(2002.00) 0
 AJ3076  ELLIP H (02/10/07)  172.200  (m)                       GP(2002.00)
 AJ3076  ELLIP H (02/03/05)  172.224  (m)                       GP(        ) 4 2
 AJ3076  NAD 83(1997)-  42 09 09.60526(N)    087 57 47.42619(W) AD(        ) 1
 AJ3076  ELLIP H (04/24/01)  172.206  (m)                       GP(        ) 4 1
 AJ3076  NAVD 88 (04/24/01)  206.0    (m)  GEOID99  model used  GPS OBS
 AJ3076
 AJ3076.Superseded values are not recommended for survey control.
 AJ3076
 AJ3076.NGS no longer adjusts projects to the NAD 27 or NGVD 29 datums.
 AJ3076.See file dsdata.pdf to determine how the superseded data were derived.
 AJ3076
 AJ3076_MARKER: F = FLANGE-ENCASED ROD
 AJ3076_SETTING: 15 = METAL ROD DRIVEN INTO GROUND. SEE TEXT FOR ADDITIONAL
 AJ3076+WITH SETTING: INFORMATION.
 AJ3076_STAMPING: VBG-1B
 AJ3076_MARK LOGO: IL1163
 AJ3076_PROJECTION: FLUSH
 AJ3076_MAGNETIC: A = STEEL ROD ADJACENT TO MONUMENT
 AJ3076_STABILITY: B = PROBABLY HOLD POSITION/ELEVATION WELL
 AJ3076_SATELLITE: THE SITE LOCATION WAS REPORTED AS SUITABLE FOR
 AJ3076+SATELLITE: SATELLITE OBSERVATIONS - May 12, 2010
 AJ3076_ROD/PIPE-DEPTH: 2.4 meters
 AJ3076_SLEEVE-DEPTH  : 0.9 meters
 AJ3076
 AJ3076  HISTORY     - Date      Condition         Report By
 AJ3076  HISTORY     - 20000725 MONUMENTED         SECI
 AJ3076  HISTORY     - 20100202 GOOD               ILDT
 AJ3076  HISTORY     - 20100512 GOOD               GEOSPC
 AJ3076
 AJ3076                    STATION DESCRIPTION
 AJ3076
 AJ3076'DESCRIBED BY SMITH ENG CONS INC 2000 (MRF)
 AJ3076'STATION IS LOCATED WITHIN THE VILLAGE LIMITS OF BUFFALO GROVE IN
 AJ3076'SECTION 4, T42N, R11E.  TO REACH FROM THE JUNCTION OF IL RT 83 AND
 AJ3076'LAKE-COOK RD, PROCEED WEST ON LAKE-COOK RD 0.15 MI TO THE STATION
 AJ3076'LOCATED 33 FT SOUTH OF THE EASTBOUND CENTERLINE OF LAKE-COOK RD,
 AJ3076'300 FT WEST OF BUFFALO GROVE ROAD.  STATION IS 95 FT NORTHWEST OF
 AJ3076'PK NAIL IN POWER POLE, 91.5 FT WEST OF THE CENTER TO THE AGGREGATE
 AJ3076'ENTRANCE TO BOB MCNEELY FIELD (SOCCER/FOOTBALL FIELD) PARKING LOT,
 AJ3076'69.8 FT NORTHWEST OF PK NAIL IN 12 INCH DECIDUOUS TREE, 30 FT WEST
 AJ3076'OF THE EAST END OF THE CHAIN LINK FENCE LINE, 19 FT SOUTH OF THE
 AJ3076'BACK OF CURB OF LAKE-COOK RD, 4 FT SOUTH OF THE CONCRETE SIDEWALK,
 AJ3076'2 FT SOUTH OF THE CHAIN LINK FENCE LINE, AND 2.0 FT SOUTH OF AN
 AJ3076'ORANGE FIBERGLASS WITNESS POST.  NOTE - ACCESS TO DATUM POINT
 AJ3076'THROUGH 6 INCH LOGO CAP.  DATUM POINT IS 0.45 FT BELOW CAP.  THE ROD
 AJ3076'WAS DRIVEN TO REFUSAL AND ANCHORED. PK NAILS WERE SET IN WOOD
 AJ3076'PHYSICAL TIES. (WB)
 AJ3076
 AJ3076                    STATION RECOVERY (2010)
 AJ3076
 AJ3076'RECOVERY NOTE BY ILLINOIS DEPARTMENT OF TRANSPORTATION 2010 (MW)
 AJ3076'RECOVERED IN GOOD CONDITION.
 AJ3076
 AJ3076                    STATION RECOVERY (2010)
 AJ3076
 AJ3076'RECOVERY NOTE BY GEODETIC SPECIALISTS LLC 2010 (SL)
 AJ3076'RECOVERED AS DESCRIBED.
```

CONTROL POINTS

```
1,2000457.995,1087308.733,683.253,IRS
2,2000815.220,1087423.369,684.640,IRS
3,2000412.500,1087209.201,683.750,PKS
4,2000826.995,1087346.046,685.220,PKS
RTCM-Ref 0000,609740.816,331412.365,209.780,
```

BUFFALO GROVE, ILLINOIS

HIGHBURY CLUB

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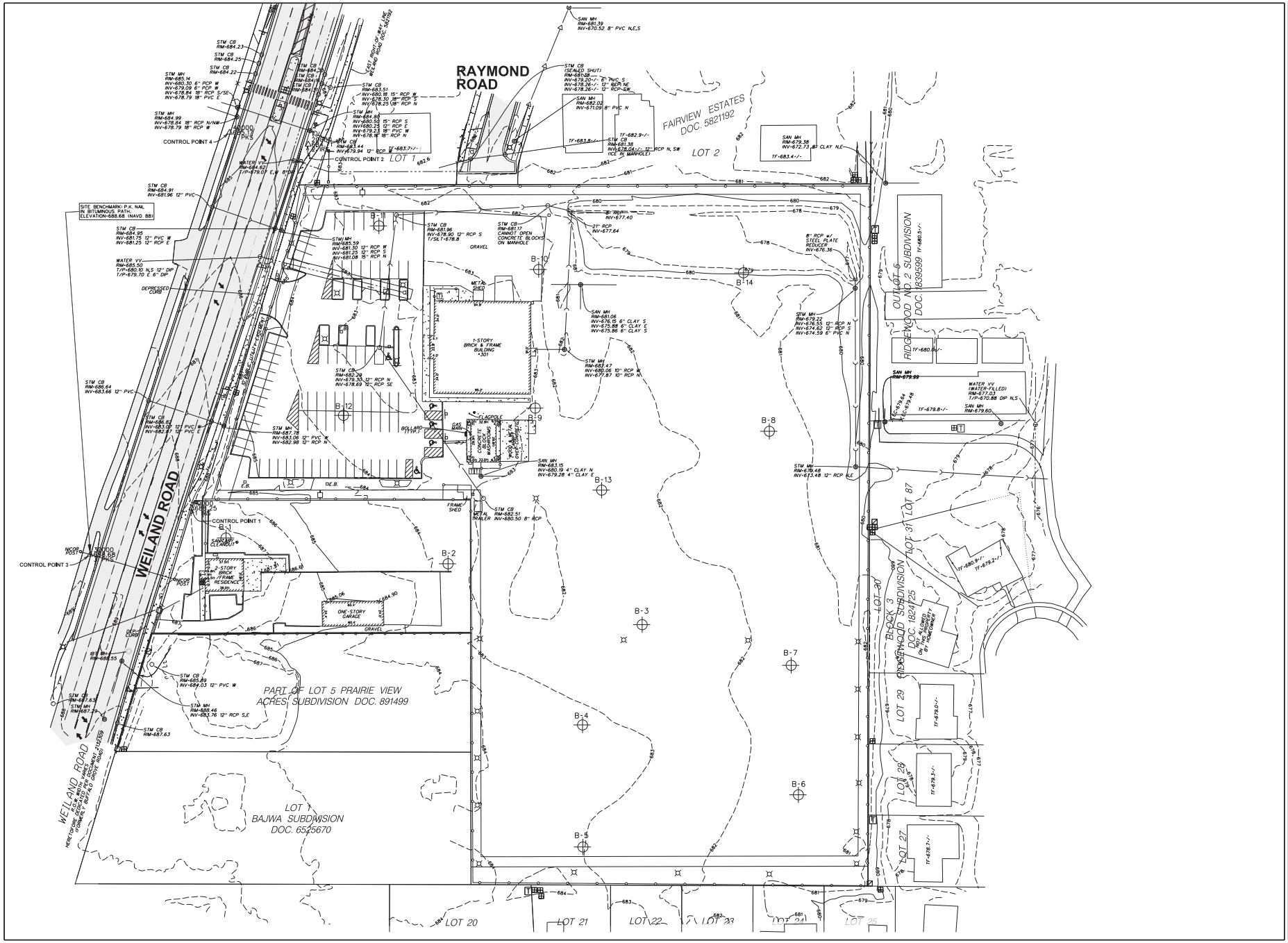
DESIGNED BY: D.S.H.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

SPECIFICATIONS

SHEET NUMBER
2
OF 18 SHEETS
JOB No. 24190



NORTH

SCALE: 1" = 40'

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BUFFALO GROVE, ILLINOIS

HIGHBURY CLUB

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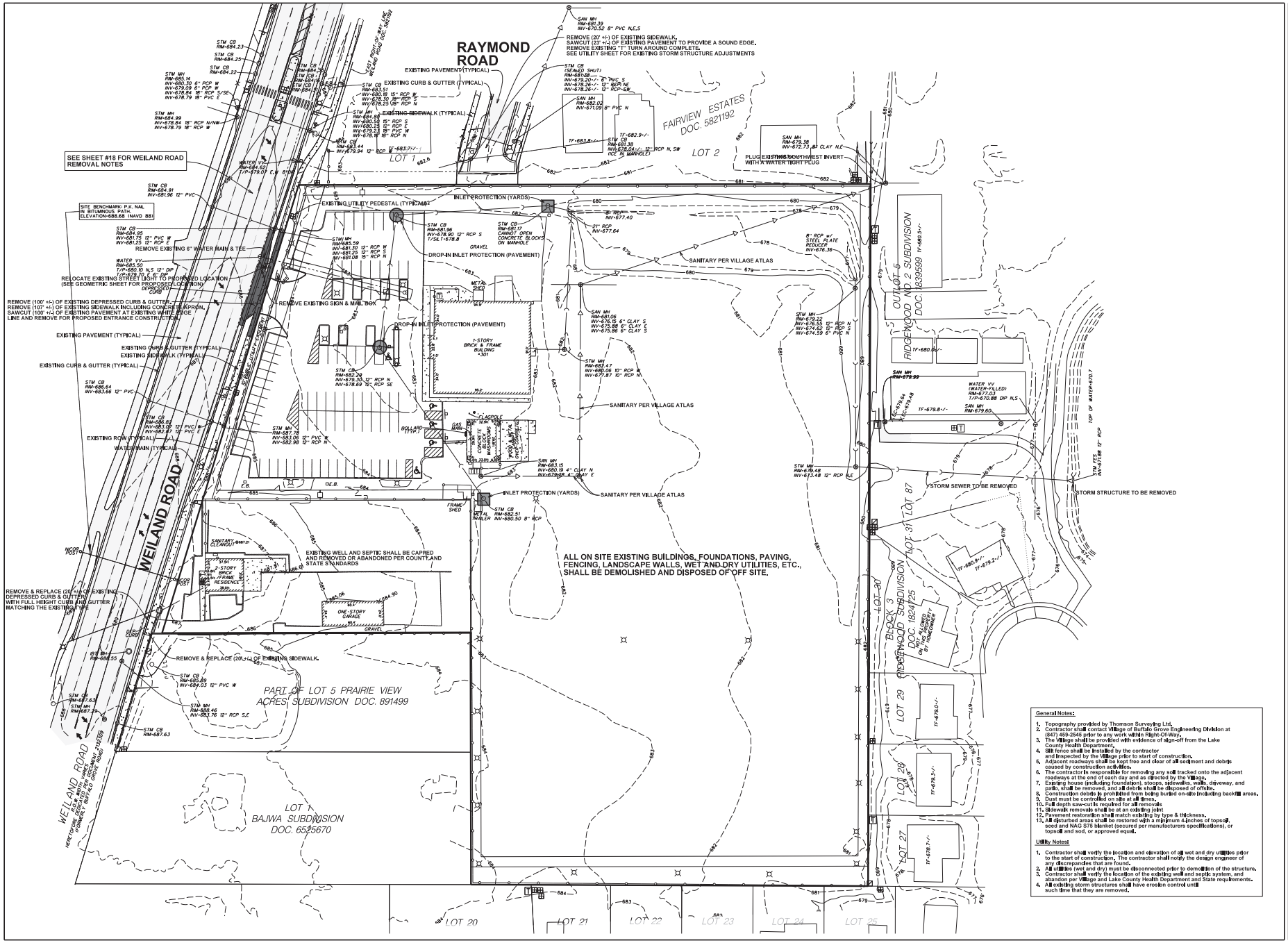
REVISIONS

EXISTING CONDITIONS

SHEET NUMBER
3
OF 18 SHEETS

JOB No. 24190



General Notes:

1. Topography provided by Thomson Surveying Ltd.
2. Contractor shall contact Village of Buffalo Grove Engineering Division at (847) 459-2545 prior to any work within Right-Of-Way.
3. The Village shall be provided with evidence of sign-off from the Lake County Health Department.
4. Silt fence shall be installed by the contractor and inspected by the Village prior to start of construction.
5. Adjacent roadways shall be kept free and clear of all sediment and debris caused by construction activities.
6. The contractor is responsible for removing any soil tracked onto the adjacent roadways at the end of each day and as directed by the Village.
7. Existing house (including foundation), stoops, sidewalks, walks, driveway, and patio, shall be removed, and all debris shall be disposed of offsite.
8. Construction debris is prohibited from being buried on-site including backfill areas.
9. Dust must be controlled on site at all times.
10. Full depth saw-cut is required for all removals
11. Sidewalk removals shall be at an existing joint
12. Pavement restoration shall match existing by type & thickness.
13. All disturbed areas shall be restored with a minimum 4-inches of topsoil, seed and NAG S75 blanket (secured per manufacturers specifications), or topsoil and sod, or approved equal.

Utility Notes:

1. Contractor shall verify the location and elevation of all wet and dry utilities prior to the start of construction. The contractor shall notify the design engineer of any discrepancies that are found.
2. All utilities (wet and dry) must be disconnected prior to demolition of the structure.
3. Contractor shall verify the location of the existing well and septic system, and abandon per Village and Lake County Health Department and State requirements.
4. All existing storm structures shall have erosion control until such time that they are removed.

NORTH

SCALE: 1" = 40'

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BUFFALO GROVE, ILLINOIS

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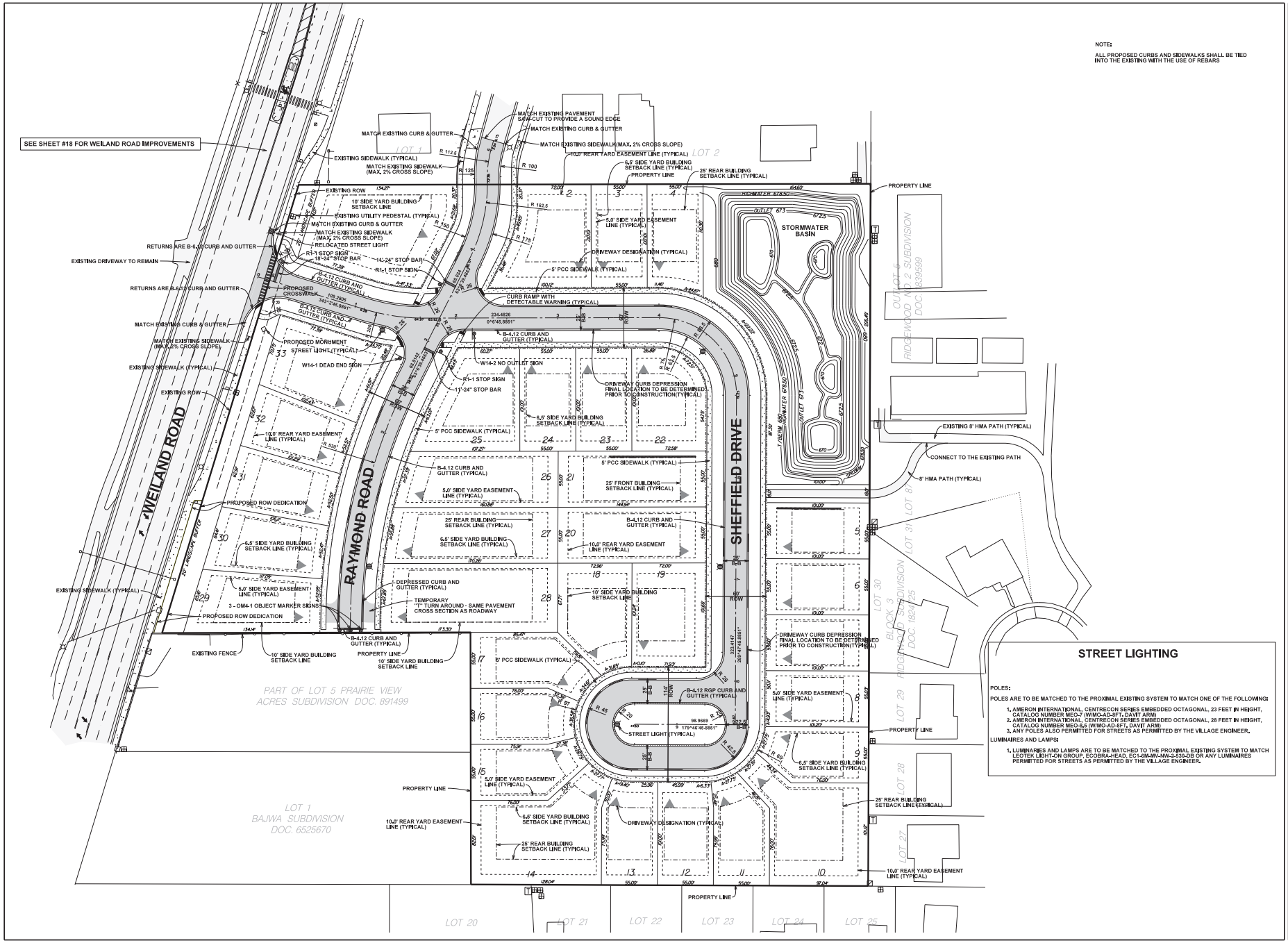
REVISIONS

DEMOLITION PLAN

SHEET NUMBER 4 OF 18 SHEETS

JOB No. 24190



NORTH

SCALE: 1" = 40'

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BUFFALO GROVE, ILLINOIS

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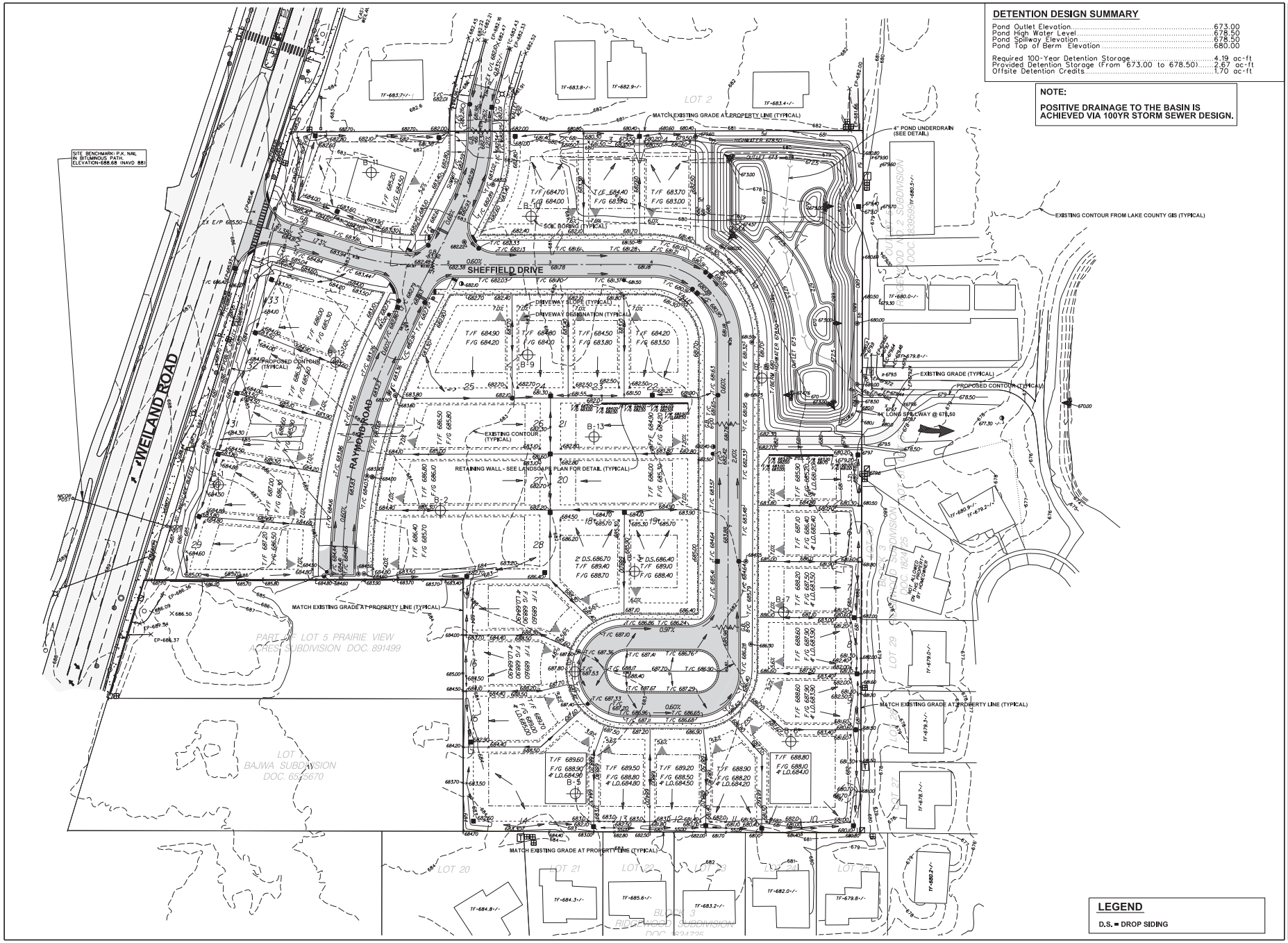
11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

GEOMETRICS PLAN

SHEET NUMBER 5 OF 18 SHEETS

JOB No. 24190



NORTH

SCALE: 1" = 40'

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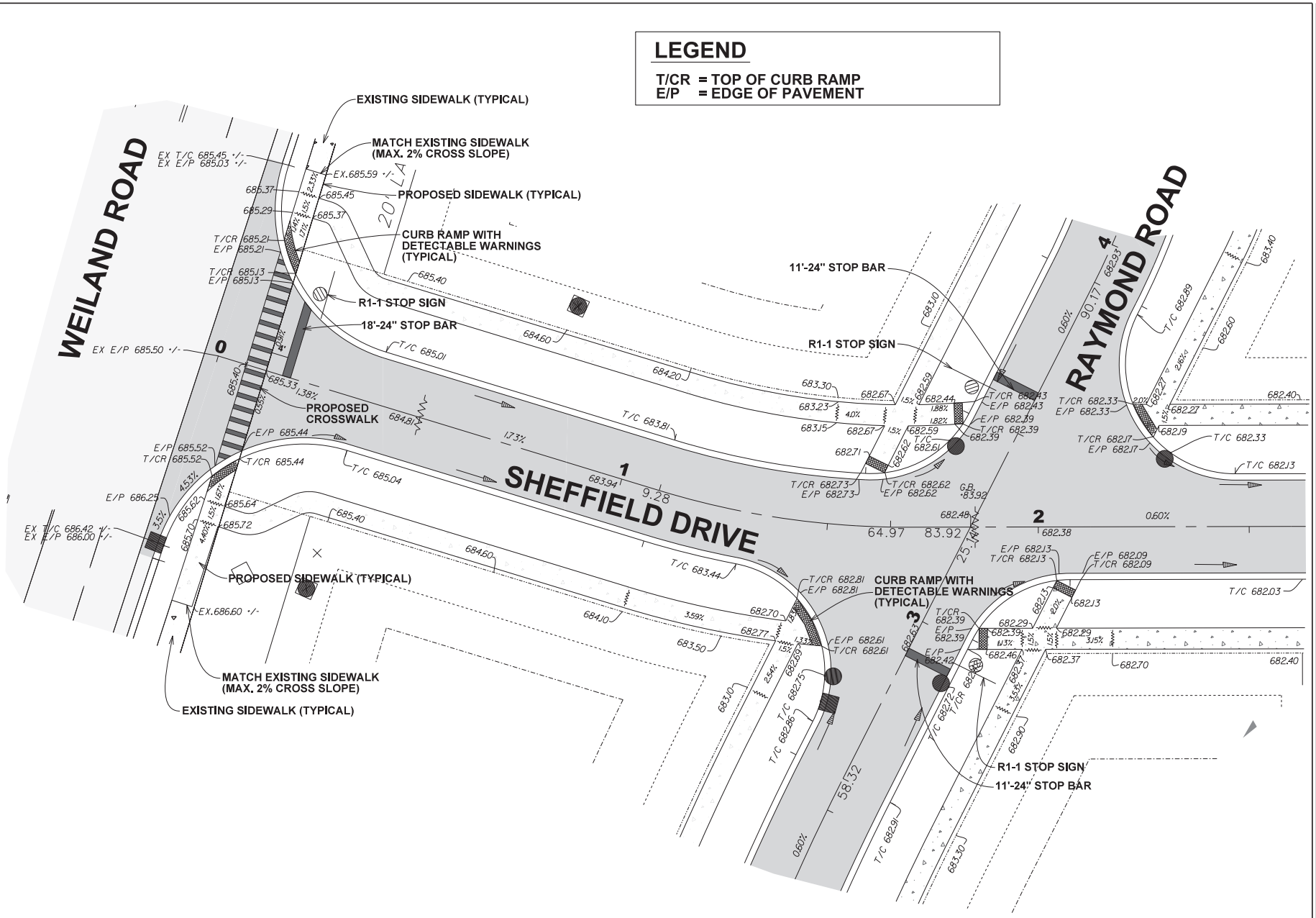
REVISIONS

GRADING PLAN

SHEET NUMBER
6
OF 18 SHEETS

JOB No. 24190



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REVISIONS

DATE	BY	DESCRIPTION
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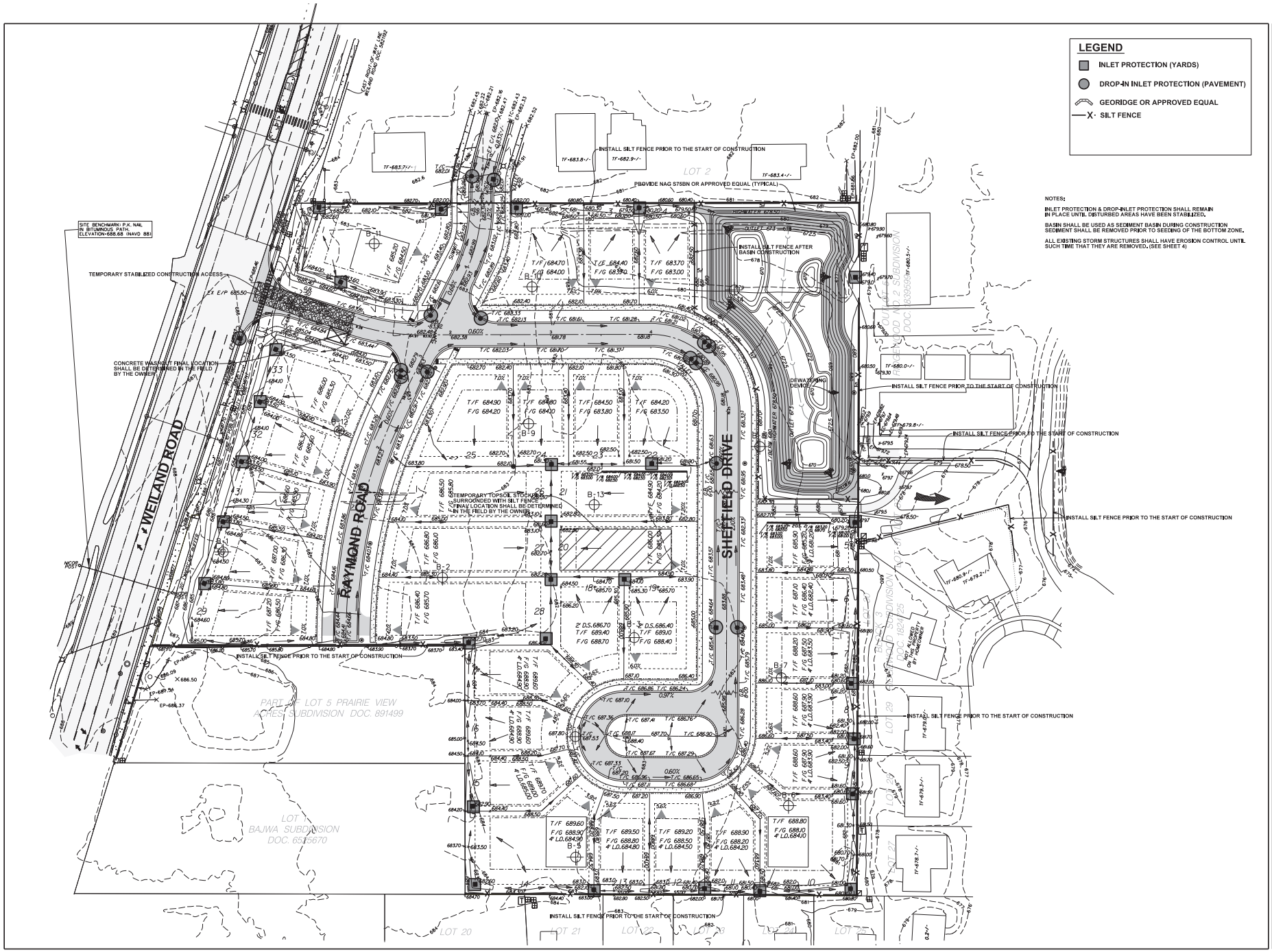
11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

ADA GRADING PLAN

SHEET NUMBER 7 OF 18 SHEETS

JOB No. 24190



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ORIGINAL ISSUE: 07/23/25

DATE	BY	DESCRIPTION
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11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

EROSION CONTROL PLAN

SHEET NUMBER
8
OF 18 SHEETS

JOB No. 24190

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.

F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.

H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.

J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.

K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.

M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.

N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

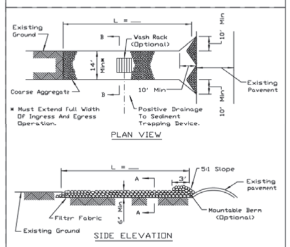
O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

TYPICAL CONSTRUCTION SEQUENCING

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
   A. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
   B. SILT / CONSTRUCTION FENCE INSTALLATION
   C. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
   D. STABILIZED CONSTRUCTION ENTRANCE
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)
3. CONSTRUCT WATER QUALITY / RVR / SEDIMENT COLLECTION BASIN
4. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE
5. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE)
6. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET & OUTLET PROTECTION
7. PERMANENTLY STABILIZE UPPER ZONES OF THE WATER QUALITY / RVR BASIN WITH SEED AND EROSION CONTROL BLANKET PER LANDSCAPE PLANS LOWER ZONE TO REMAIN OVER-EXCAVATED FOR SEDIMENT COLLECTION UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
8. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
9. INSTALL ROADWAYS
10. PERMANENTLY STABILIZE ALL OUTLOT AREAS
11. INSTALL STRUCTURES AND GRADE INDIVIDUAL LOTS
12. PERMANENTLY STABILIZE LOTS
13. COMPLETE FINAL GRADING AND SEEEDING/PLANTING OF WATER QUALITY / RVR BASIN.
14. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION

* SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND AFTER EVERY ONE-HALF INCH (1/2") OR GREATER RAINFALL EVENT

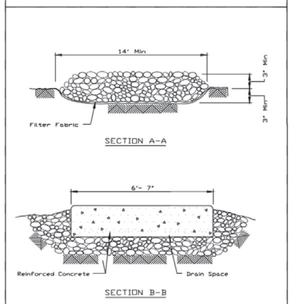
STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

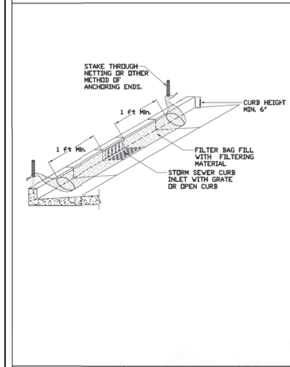
REFERENCE Project ____ Designed ____ Date ____ Checked ____ Date ____ Approved ____ Date ____ NRCS Natural Resources Conservation Service STANDARD DWG NO. IL-630 SHEET 1 OF 2 DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



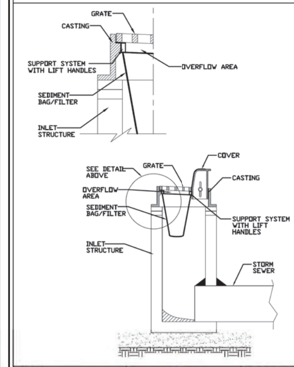
REFERENCE Project ____ Designed ____ Date ____ Checked ____ Date ____ Approved ____ Date ____ NRCS Natural Resources Conservation Service STANDARD DWG NO. IL-630 SHEET 2 OF 2 DATE 8-18-94

INLET PROTECTION - PAVED AREAS CURB PROTECTION

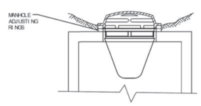


REFERENCE Project ____ Designed ____ Date ____ Checked ____ Date ____ Approved ____ Date ____ STANDARD DWG NO. IUM-561C SHEET 1 OF 1 DATE 01-11-11

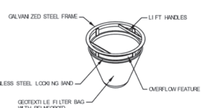
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE Project ____ Designed ____ Date ____ Checked ____ Date ____ Approved ____ Date ____ STANDARD DWG NO. IUM-561D SHEET 1 OF 1 DATE 01-11-11



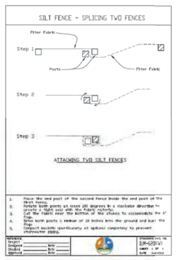
SECTION THROUGH MANHOLE

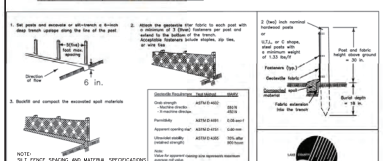


FILTER INSERT

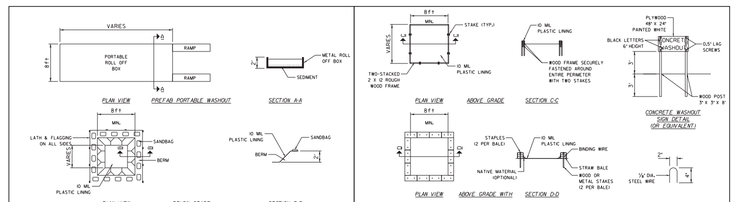
TEMPORARY SILTATION BASKET INSTALLATION BETWEEN INLET FRAME AND GRATE

SILT FENCE - SPLICING TWO FENCES





SILT FENCE DETAIL



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. OTHER WASHOUT DESIGNS MAY BE USED IF APPROVED BY THE ENGINEER.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

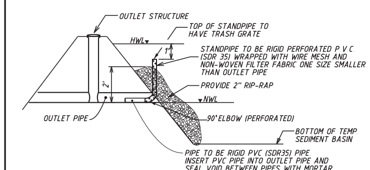
NOT TO SCALE

REVISIONS | DATE — LakeCounty Division of Transportation — APPROVED BY: MGZ DATE: March 17, 2008 — CONCRETE WASHOUT FACILITIES SHEET 1 OF 2 — LC4202

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. OTHER WASHOUT DESIGNS MAY BE USED IF APPROVED BY THE ENGINEER.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

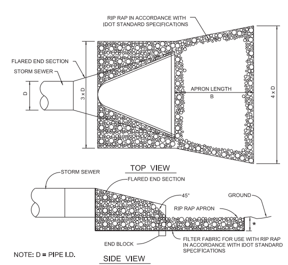
NOT TO SCALE

REVISIONS | DATE — LakeCounty Division of Transportation — APPROVED BY: MGZ DATE: March 17, 2008 — CONCRETE WASHOUT FACILITIES SHEET 2 OF 2 — LC4202



NOTES:
1. A PERFORATED STANDPIPE SHALL BE PROVIDED AS PART OF THE SEDIMENT BASIN EROSION CONTROL MEASURES DURING CONSTRUCTION. PVC PIPE SHALL BE ONE SIZE SMALLER THAN OUTLET PIPE.
2. NON-WOVEN FILTER FABRIC SHALL BE WRAPPED OVER THE WIRE MESH AND FASTENED TO THE PERFORATED STANDPIPE WITH STRAPPING OR CONNECTING BANDS.
3. WHEN THE SEDIMENT BASIN IS NO LONGER REQUIRED FOR SEDIMENT CONTROL, THE ENTIRE STANDPIPE ASSEMBLY SHALL BE REMOVED.

DEWATERING DEVICE



NOTE: D = PIPE I.D.

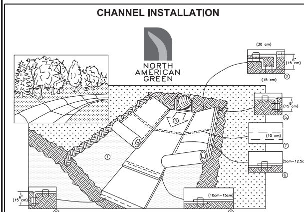
CLASS	* MIN. THICKNESS
A3	8"
A4	16"
A5	22"
A6	26"
A7	32"

PIPE DIAMETER (IN.)	STONE RIP-RAP							BEDDING	
	QUALITY DESIGNATION	GRADATION (RR) NUMBER	MINIMUM THICKNESS (IN.)	MINIMUM APRON LENGTH (FT.) B	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	GRADATION (RR) NUMBER	MINIMUM THICKNESS (IN.) C
12	C	3	12"	4'	1-50	10	4.5	NOT	REQ'D.
15	C	3	14"	5'	1-50	10	4.5	NOT	REQ'D.
18	C	4	16"	6'	1-50	40	7	1	6"
24	B	4	20"	8'	1-150	40	7	1	6"
27 / 30	B	4	22"	10'	1-150	40	7	1	6"
36	B	5	24"	12'	3-400	90	10	1	8"
42 / 48	B	6	28"	16'	6-600	170	12	2	10"
60	B	6	36"	20'	6-600	170	12	2	10"
72	B	6	44"	24'	6-600	170	12	2	10"

NOTE:
1. FOR PIPE 72" AND LARGER A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
2. GRADATION REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS.

STONE RIP RAP DETAIL

CHANNEL INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH™ ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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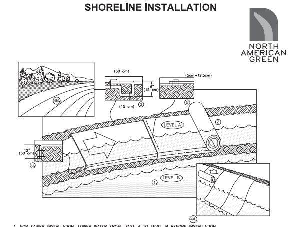
SHORELINE INSTALLATION



1. FOR EASIER INSTALLATION, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION.
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SHORELINE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL BLANKETS EITHER (A.) DOWN THE SHORELINE FOR LONG BANKS, (TOP TO BOTTOM) OR (B.) HORIZONTALLY ACROSS THE SHORELINE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF ALL HORIZONTAL AND VERTICAL BLANKET SEAMS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT BETWEEN ADJACENT BLANKETS, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH™ ON THE PREVIOUSLY INSTALLED BLANKET. SECURE ALL OVERLAPS WITH STAPLES SPACED 12" (30cm) APART.

NOTE:
* SEAM OVERLAP SHOULD BE SHINGLED ACCORDING TO PREDOMINANT EROSIVE ACTION.

6. THE EDGE OF THE BLANKET AT OR BELOW NORMAL WATER LEVEL MUST BE ANCHORED BY PLACING THE BLANKET IN A 12" (30cm) DEEP X 6" (15cm) WIDE ANCHOR TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART IN THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING (STONE OR SOIL MAY BE USED AS BACKFILL.)

NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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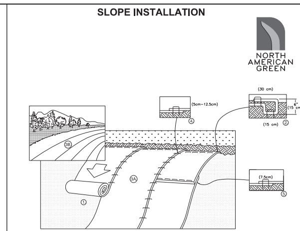
SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH™ ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

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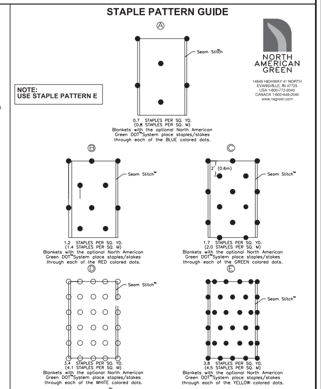
STAPLE PATTERN GUIDE

NOTE: USE STAPLE PATTERN E



*Location of Seam Stitch™ will vary depending on North American Green product type: -Approx. 5" seam overlap for BioNet erosion control blankets

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

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DESIGNED BY: D.S.H.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

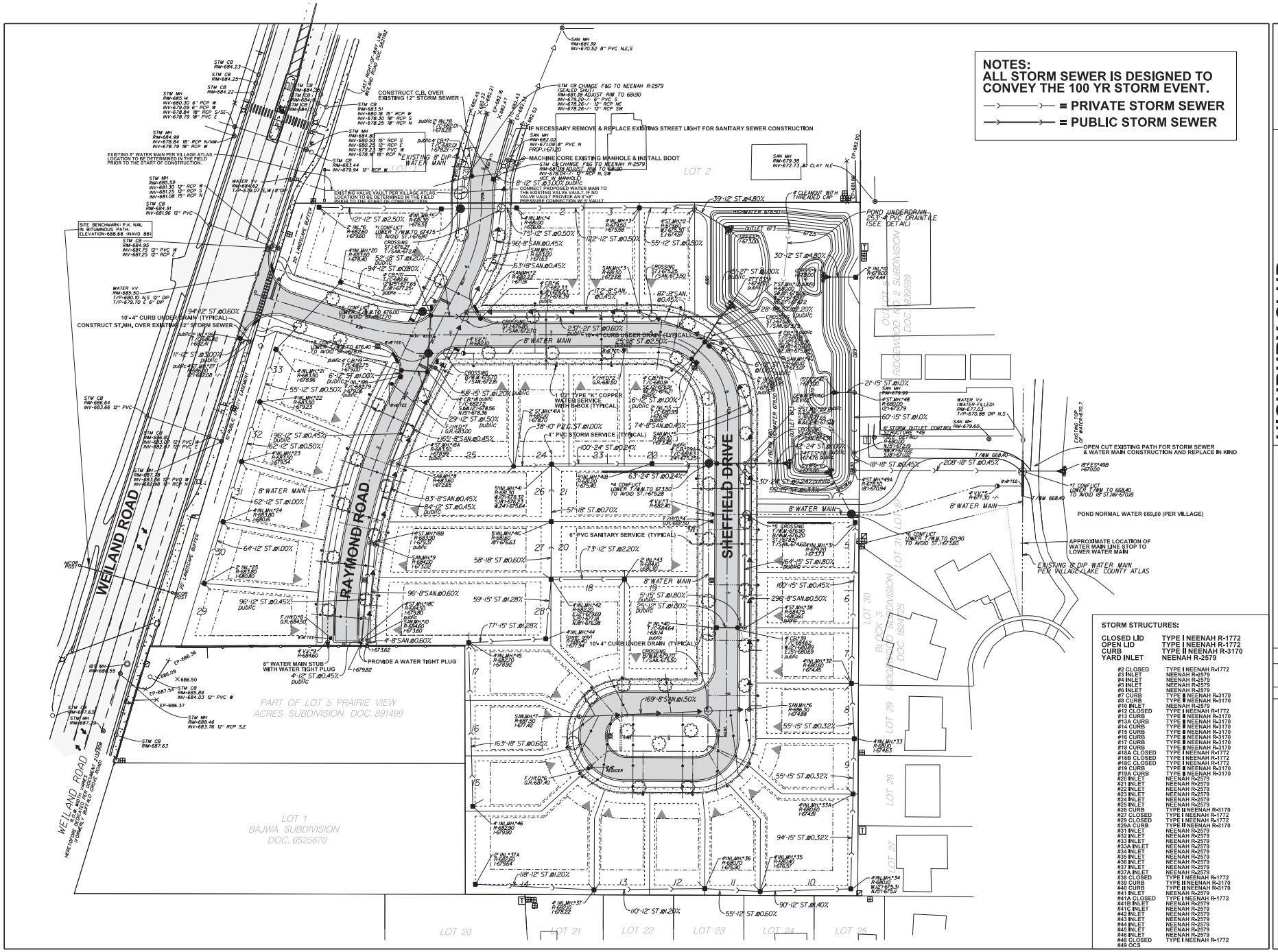
DATE	BY	DESCRIPTION

REVISIONS

EROSION CONTROL NOTES AND DETAILS

SHEET NUMBER 9 OF 18 SHEETS

JOB No. 24190



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DATE	BY	DESCRIPTION
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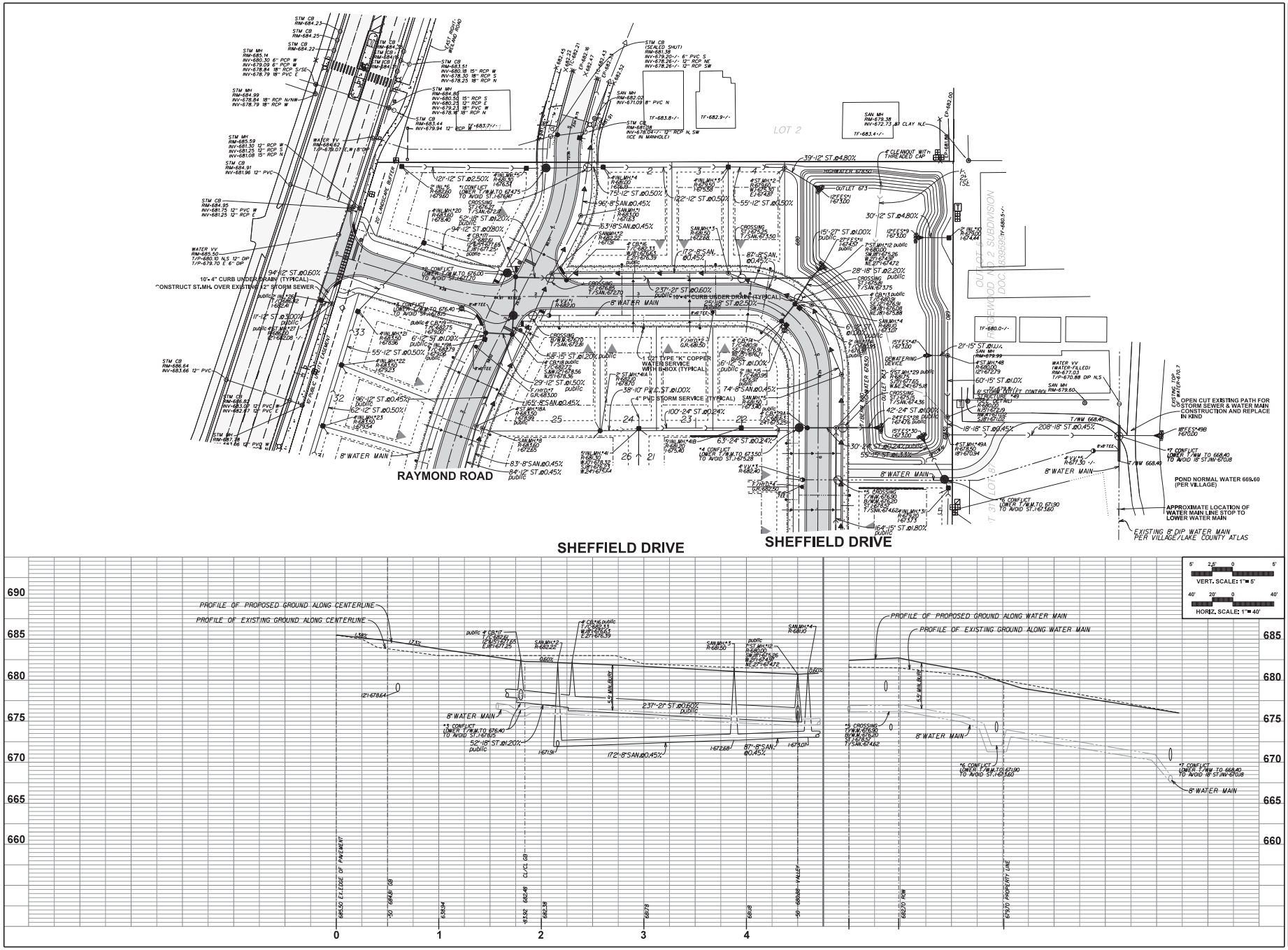
11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

UTILITY PLAN

SHEET NUMBER 10 OF 18 SHEETS

JOB No. 24190



NORTH

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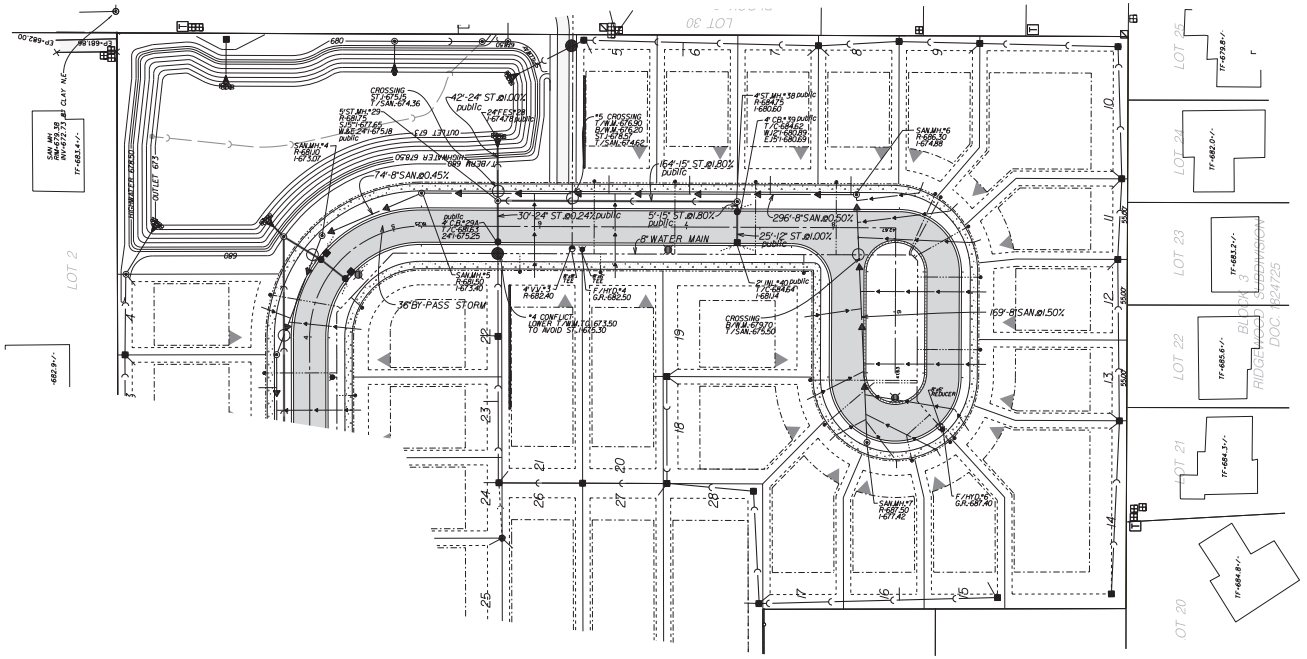
REVISIONS

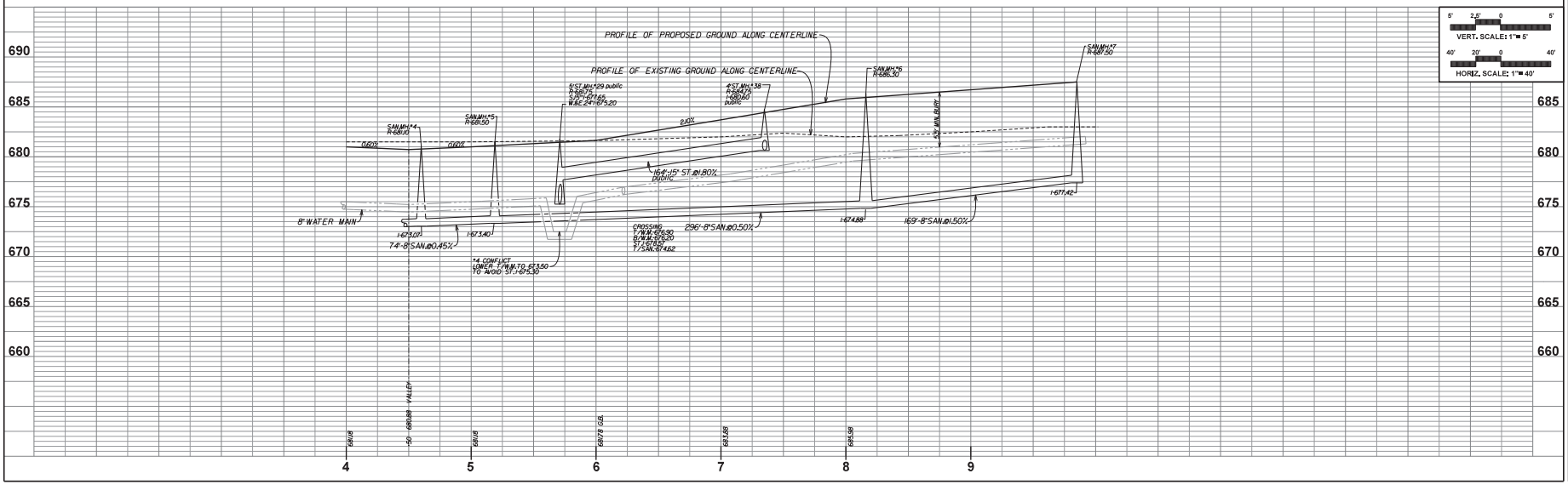
PLAN & PROFILE

SHEET NUMBER 11 OF 18 SHEETS

JOB No. 24190



SHEFFIELD DRIVE



DESCRIPTION	DATE	BY
REVISED PER VILLAGE REVIEW COMMENTS	11/20/25	AZ

REVISIONS

PLAN & PROFILE

SHEET NUMBER 12 OF 18 SHEETS

JOB NO. 24190

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

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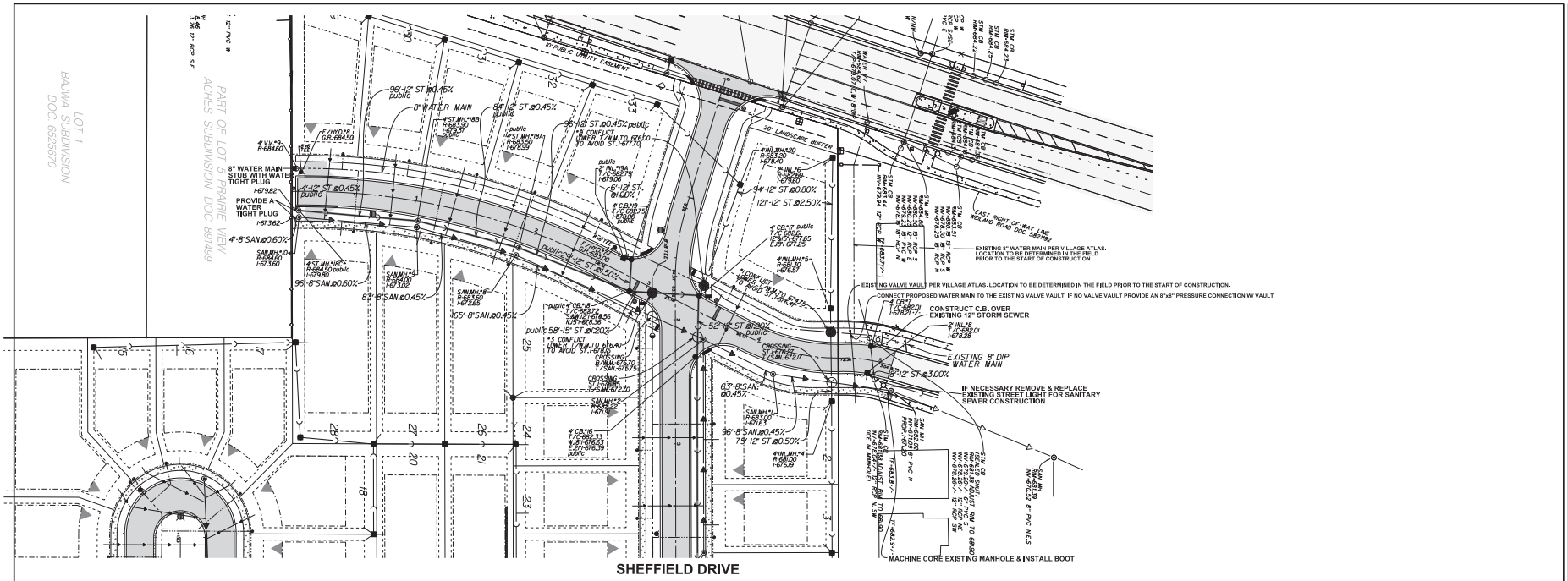

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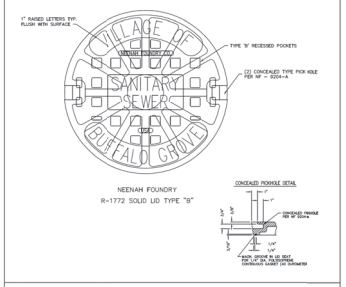
DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

PLAN & PROFILE

SHEET NUMBER **13** OF 18 SHEETS

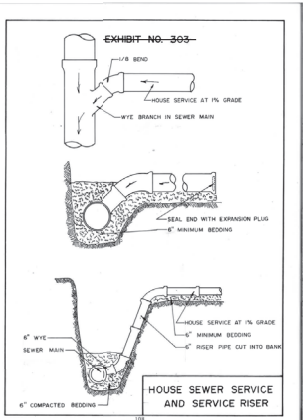
JOB No. 24190

~~EXHIBIT NO. 301~~



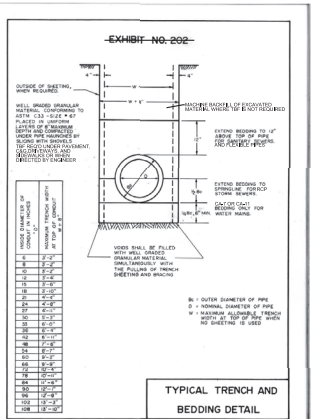
SANITARY SEWER MANHOLE LID DETAIL

~~EXHIBIT NO. 303~~



HOUSE SEWER SERVICE AND SERVICE RISER

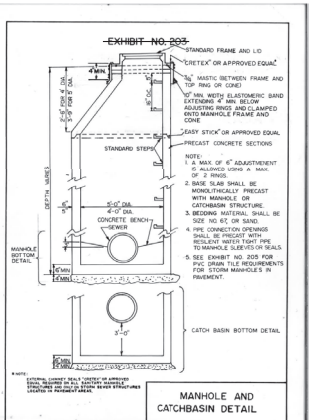
~~EXHIBIT NO. 202~~



PIPE DIAMETER OR CONDUIT (IN INCHES)	MINIMUM TRENCH WIDTH (W)
6	2'-2"
8	2'-3"
10	2'-5"
12	2'-6"
15	2'-9"
18	3'-0"
21	3'-3"
24	3'-6"
27	3'-9"
30	4'-0"
33	4'-3"
36	4'-5"
42	4'-11"
48	5'-4"
54	5'-7"
60	6'-2"
66	6'-8"
72	7'-2"
78	7'-11"
84	8'-4"
90	8'-7"
96	9'-0"
102	9'-3"
108	9'-6"

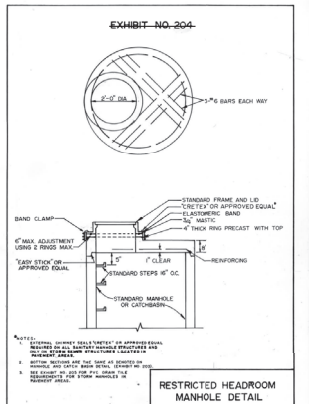
TYPICAL TRENCH AND BEDDING DETAIL

~~EXHIBIT NO. 203~~



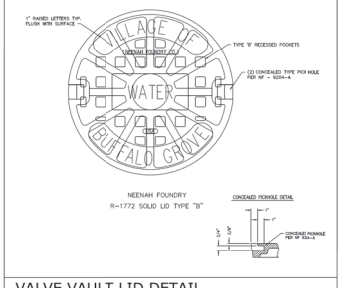
MANHOLE AND CATCHBASIN DETAIL

~~EXHIBIT NO. 204~~



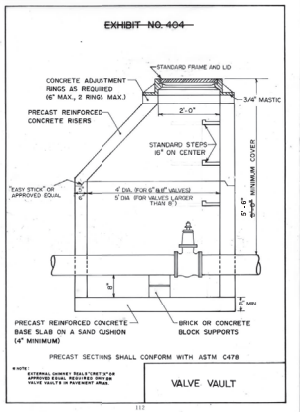
RESTRICTED HEADROOM MANHOLE DETAIL

EXHIBIT NO. 401



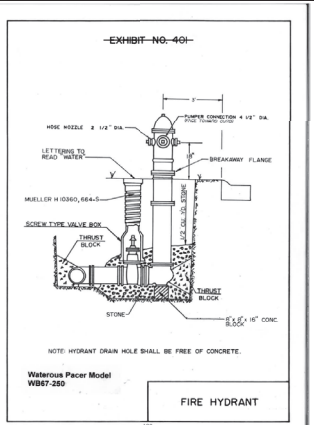
VALVE VAULT LID DETAIL

~~EXHIBIT NO. 404~~



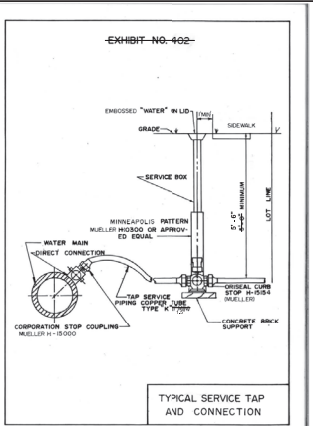
VALVE VAULT

~~EXHIBIT NO. 401~~



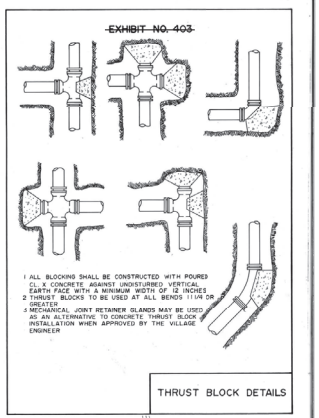
FIRE HYDRANT

~~EXHIBIT NO. 402~~



TYPICAL SERVICE TAP AND CONNECTION

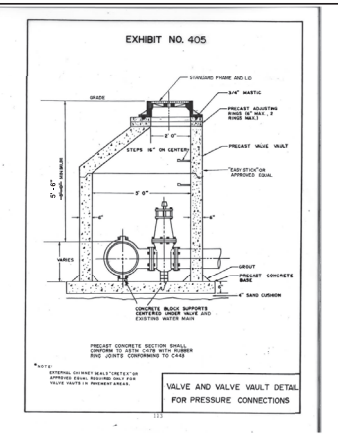
~~EXHIBIT NO. 403~~



1. ALL BLOCKING SHALL BE CONSTRUCTED WITH POURED CL. X CONCRETE AGAINST UNDISTURBED VERTICAL EARTH FACE WITH A MINIMUM WIDTH OF 12 INCHES
2. THRUST BLOCKS TO BE USED AT ALL BENDS 11 1/4 DEG. OR GREATER
3. MECHANICAL JOINT RETAINER GLANDS MAY BE USED AS AN ALTERNATIVE TO CONCRETE THRUST BLOCK INSTALLATION WHEN APPROVED BY THE VILLAGE ENGINEER

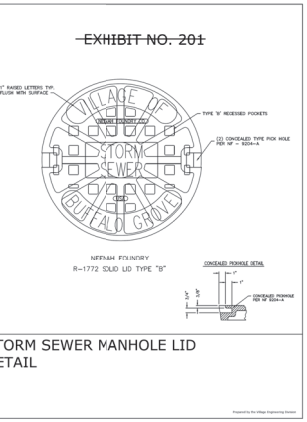
THRUST BLOCK DETAILS

EXHIBIT NO. 405



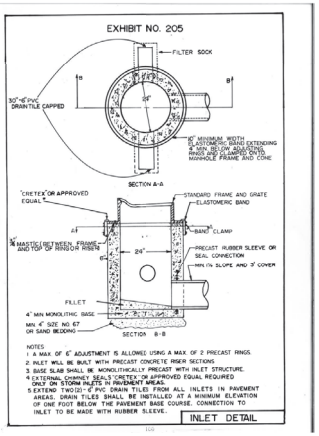
VALVE AND VALVE VAULT DETAIL FOR PRESSURE CONNECTIONS

~~EXHIBIT NO. 201~~



STORM SEWER MANHOLE LID DETAIL

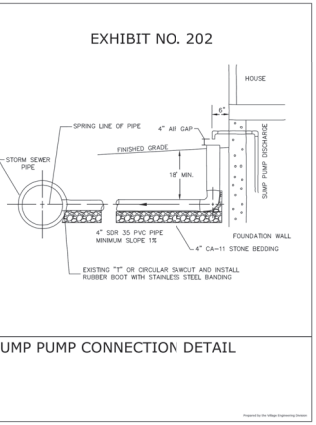
EXHIBIT NO. 205



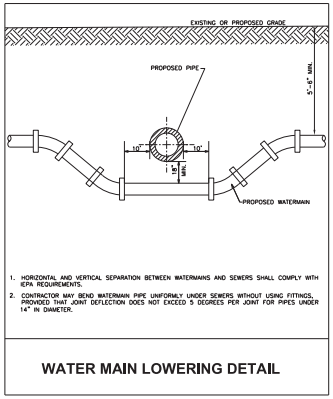
NOTES
1. A MAX OF 6" ADJUSTMENT IS ALLOWED USING A MAX OF 2 PRECAST RINGS.
2. INLET WILL BE BUILT WITH PRECAST CONCRETE RISER SECTIONS
3. BASE SLAB SHALL BE MONOLITHICALLY PRECAST WITH INLET STRUCTURE.
4. EXTERNAL CHIMNEY SEALS "CRETEX OR APPROVED EQUAL REQUIRED ONLY ON STORM INLETS IN PAVEMENT AREAS.
5. EXTEND TWO (2) - 6" PVC DRAIN TILES FROM ALL INLETS IN PAVEMENT AREAS. DRAIN TILES SHALL BE INSTALLED AT A MINIMUM ELEVATION OF ONE FOOT BELOW THE PAVEMENT BASE COURSE. CONNECTION TO INLET TO BE MADE WITH RUBBER SLEEVE.

INLET DETAIL

EXHIBIT NO. 202



SUMP PUMP CONNECTION DETAIL



1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH IEPA REQUIREMENTS.
2. CONTRACTOR MAY BEND WATERMAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPES UNDER 14" IN DIAMETER.

WATER MAIN LOWERING DETAIL

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4787
FAX: (847) 367-4789
E-MAIL ADDRESS: pba@pearsonbrown.com

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DESIGNED BY: D.S.H.
DRAWN BY: A.Z.
CHECKED BY: A.K.S.
ORIGINAL ISSUE: 07/23/25

DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS
11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

DETAILS

SHEET NUMBER 14 OF 18 SHEETS

JOB NO. 24190

EXHIBIT NO.109
MATERIALS LIST

Date of revision: 9/23/19

Water Distribution Material Specifications:

Water main pipe	Ductile Iron Pipe. Pipe class thickness—AWWA C150, minimum thickness, Class 52. Pipe—AWWA C151. Pipe lining—AWWA C104. Fittings—AWWA C153. Joints—mechanical and push-on, AWWA C111. Wrap—4 mil. X-Lam conforming to AWWA C105.A21.5 and AWWA C600. No 90 degree bends allowed. All stainless steel trim.
Valves	American Flow Control, Series 2500 resilient wedge gate valve, All sizes two inch to fourteen inch, counter clockwise to open, AWWA C500., AWWA C504. Clow AWWA C-504 Butterfly Valve for sixteen inch and above. Joint end—mechanical, AWWA C111. All stainless steel trim.
Valve Vault	All structures shall be monolithically precast with designed openings or mechanically cored in the field and shall have rubber boots conforming to ASTM C-923. Dog house vaults are excluded from these requirements when permitted by Village Engineer. Size: For six and eight inch diameter valves, valve vaults shall have a forty-eight inch inside diameter; for pressure connections and valves ten inches and larger in diameter, valve vaults shall have a sixty inch inside diameter. All valve vault cones must be eccentric centers with valve properly aligned.
Castings	Neenah No. R-1772, embossed per Exhibit No. 401.
Fire Hydrant	Waterous Pacer Model WB67-250, AWWA C502, painted fire engine red above ground, with resilient wedge auxiliary gate valve. Nozzles, two at two and one half inch, one at four and one half inch, with threads conforming to National Standard Specifications. Frangible section (breakaway type) with the break line flange located one inch above finished grade. Joint end, six inch, mechanical or push-on. Stainless steel trim below ground. Auxiliary boxes and hydrants shall be a direct flange-to-flange connection.
Fire hydrant extension	Fire hydrant extensions and parts to be manufactured by Waterous only. All stainless steel trim.
Hydrant Valve Box \ Valve boxes	Hydrant Valve Box Tyler 664-S. Lid embossed "WATER." Rubber valve box stabilizer required.
Service Pipe	Copper tube, two inches and smaller, ASTM B88, Type K (1" minimum). Ductile iron, larger than two inches. Conform to Water main section above. Service upgrade for existing water main requires a stainless steel tap repair clamp. Ford model FS1-CC, minimum length 15" long.
Corporation Stop	Mueller H15000, 1" minimum, AWWA C800. 1" Direct tap or 1 1/4" and larger shall use Ford FC202 stainless steel band, epoxy coated saddle.
Curb Stop	Copper service, Mueller H-15154. Ductile iron service, Resilient wedge counter clockwise to open, AWWA C500. Joint end—mechanical, AWWA C111.
Curb box	Copper service, Mueller H-10302. Ductile iron service, conform to Hydrant Valve Box section above. Ductile iron service, 6" and larger, conform to Valve Vault section above.
Copper to Copper Fittings	Mueller Company Model #H-15400. An all flared coupling is required, no sweat joint or compression allowed.
Pressure Connections	Ford FTSS style tapping sleeve. American Flow Control Series 2500 tapping valve four inch minimum. All stainless steel trim.

Sanitary Sewer Material Specifications:

Sewer and Service Connection Pipe	Reinforced concrete pipe—circular reinforcement, minimum Class 3, ASTM C76, with epoxy lining. PVC solid wall (SDR-26H) pipe—ASTM D-3034 for six to fifteen inches in diameter.
Sewer and Service Connection Pipe Joints	Reinforced concrete pipe—ASTM C443. PVC solid wall (SDR-26H) pipe—ASTM D-3212 for six to eighteen inches in diameter.
Sewer and Service Connection Pipe Fittings	PVC solid wall (SDR-26H) pipe—ASTM D3034 for six to fifteen inches in diameter.
Casing Pipes	Steel pipe—ASTM A120, three-eighths inch minimum thickness.
Manholes	Size: For sewer eighteen inch diameter or less, manhole shall have a forty-eight inch inside diameter. For sewer twenty-one inch to thirty-six inch diameter, manhole shall have a sixty inch inside diameter. For sewer greater than thirty-six inch diameter, manhole shall have an offset riser pipe of forty-eight inch inside diameter. All structures shall be monolithically precast including bases and invert flow lines.
Castings	Neenah No. R-1772, with self-sealing lid and recessed pick hole, embossed per Exhibit No. 301.

Storm Sewer System Material Specifications:

Structures	All structures shall be precast with designed openings or mechanically cored in the field.
Castings	Closed Lid, Type 1—Neenah No. R-1772, embossed per Exhibit No. 201., Open Lid, Type 1— Neenah No. R-1772, Standard B4.12 or any other barrier curb, Type 11— Neenah No. R-3170 (open curb box) Box height must be 6" minimum with 5' tapers to match curb height., Depressed barrier curb, Type 10— Neenah No. R-3205. Yard inlet - Neenah R-2579, convex grate.
Sewer Pipe Joints	Reinforced concrete pipe—ASTM C443 or C361. PVC solid wall (SDR-26H) pipe—ASTM D-3212 for six to eighteen inches in diameter.
Sump pump service connection pipe/sub surface drain pipe	4" PVC solid wall sewer pipe SDR-35. Blind connections must be cored in storm sewer and pipe connection shall be made with a rubber boot and stainless steel band. Sump pump per Exhibit No. 202 and underdrain per Exhibit No. 203

Material Specifications For All Utilities:

Bedding	CA11, Class B or better. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Trench Backfill	CA11, Class B or better. This item shall meet the requirements of Class B CA-11, per the IDOT Standard Specifications for Road and Bridge Construction. All stone shall be crushed; rounded aggregate will not be permitted. The stone shall be compacted to 90% modified proctor density as required by ASTM D1557 or AASHTO T-180. Jetting of trenches is not permitted. Recycled materials permitted from IDOT approved sources meeting the correct gradations.
Adjustments	No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed, minimum one 2" ring installed on new structures. Only one HDPE ring with a max of 2" may be used within the precast tolerances. Only precast concrete or HDPE adjustment rings permitted. ½" x 3.5" mastic to be used between all frames, rings and structures. Mortar around rings, but none between.

Miscellaneous Material Specifications:

Detectable Warnings	Quick connect plates or bolted plates by Neenah Enterprises, Inc. Color shall be brick red.
Concrete	In accordance with IDOT Standard Specifications for Road and Bridge Construction
Asphalt	In accordance with IDOT Standard Specifications for Road and Bridge Construction and Chapter 16.50.070 of the Village of Buffalo Grove Municipal Code

* The Village Engineer shall have the authority to approve the use of alternative materials than those specifically required by Exhibit 109 in the manner provided for in this Title. The Village Engineer may approve alternative materials that are not specifically required by this title when:

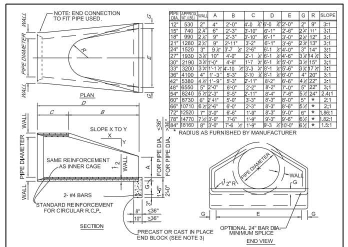
1. The materials or their components required by this title are no longer manufactured and available for purchase; and

2. The alternative materials are generally consistent with requirements of this title, including but not limited to those standards relating to production, composition, safety and aesthetics.

Testing Specifications:

(In addition to the requirements of IDOT's Standard Specifications for Road and Bridge Construction or the Standard Specifications for Water and Sewer Construction in Illinois)

Storm Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer
Sanitary Sewer	Cleaning and televising, with reporting, as directed by the Village Engineer



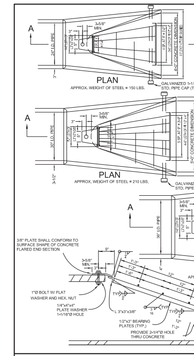
PIPE DIA.	APPROX. WT. (LBS.)	WALL	A	B	C	D	E	G	R	SLOPE
12"	530	2"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	2"	9"	3:1
15"	740	2 1/4"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2 1/4"	11"	3:1
18"	990	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2 1/2"	12"	3:1
21"	1280	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2 3/4"	13"	3:1
24"	1520	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3"	14"	3:1
27"	1930	3 1/4"	10"	4'-0"	2'-1 1/2"	6'-1 1/2"	4'-6"	3 1/4"	14 1/2"	3:1
30"	2190	3 1/2"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3 1/2"	15"	3:1
33"	3200	3 3/4"	1'-1 1/2"	4'-10 1/2"	3'-3 1/4"	8'-1 3/4"	5'-6"	3 3/4"	17 1/2"	3:1
36"	4100	4"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	4"	20"	3:1
42"	5380	4 1/2"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	4 1/2"	22"	3:1
48"	6550	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	5"	22"	3:1
54"	8240	5 1/2"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	5 1/2"	24"	2.4:1
60"	8730	6"	2'-11"	5'-0"	3'-3"	8'-3"	8'-0"	5"	*	2:1
66"	10710	6 1/2"	2'-6"	6'-0"	2'-3"	8'-3"	8'-6"	5 1/2"	*	2:1
72"	12520	7"	3'-0"	6'-6"	1'-9"	8'-3"	9'-0"	6"	*	1.86:1
78"	14770	7 1/2"	3'-0"	7'-6"	1'-9"	9'-3"	9'-6"	6 1/2"	*	1.82:1
84"	18160	8"	3'-0"	7'-6 1/2"	1'-9"	9'-3 1/2"	10'-0"	6 1/2"	*	1.5:1

* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS
4. ALL FLARED END SECTIONS SHALL HAVE GRATINGS AS PER IDOT STANDARD.
5. PROVIDE CLAY DAM UNDER COLLAR AND AROUND UPSTREAM END OF FES AND FIRST PIPE THE FULL WIDTH OF TRENCH AND 10 FEET LONG AT LOCATIONS WHERE THEY DISCHARGE INTO A DETENTION BASIN.

CONCRETE FLARED END SECTION



GENERAL NOTES

GRATING DETAIL SHOWN ARE INTENDED FOR USE WITH PARTICULAR SIZES OF PRECAST REINFORCED CONCRETE FLARED END SECTIONS AS SHOWN ON STANDARD 542311

STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS

ALL FABRICATION SHALL BE COMPLETED AND READY FOR ASSEMBLY BEFORE GALVANIZING.

THE CORED HOLES IN THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.

APPROXIMATE WEIGHT OF STEEL SHOWN INCLUDES TOTAL WEIGHT OF GRATING, BOLTS, WASHERS, NUTS AND STEEL PIPE.

THE CONTRACT UNIT PRICE "EACH" FOR GRATING FOR CONCRETE FLARED END SECTION OF THE SIZE INDICATED SHALL INCLUDE FABRICATION AND INSTALLATION OF THE GRATING AS DESCRIBED HEREON, INCLUDING FABRICATION OF THE NECESSARY MOUNTING HOLES IN THE FLARED END SECTION. THIS PRICE DOES NOT INCLUDE THE COST OF THE PRECAST CONCRETE FLARED END SECTION.

GRATING FOR CONCRETE FLARED END SECTION

HORIZONTAL SEPARATION - WATER MAINS AND SEWERS

1. Water mains shall be located at least ten feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

2. Water mains may be closer than ten feet to a sewer line when:

(a) local conditions prevent lateral separation of ten feet; and

(b) the water main invert is at least 18 inches above the crown of the sewer; and

(c) the water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

3. When it is impossible to meet 1. or 2. above, both the water main & drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, prestressed concrete pipe or P.V.C. pipe equivalent to water main standards of construction. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

VERTICAL SEPARATION - WATER MAINS AND SEWERS

1. A water main shall be separated from a sewer so its invert is a minimum of 18 inches above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or the drain.

2. Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe or P.V.C. pipe equivalent to water main standards of construction when:

(a) it is impossible to obtain proper vertical separation as described in 1. above; or

(b) the water main passes under a sewer or drain.

3. A vertical separation of 18 inches between invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the water main, as shown on the plans or as approved by the ENGINEER.

4. Construction shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least ten feet.

WATER SERVICE LINES

1. The horizontal and the vertical separation between water service lines and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection shall be the same as water main separation described above.

2. Water pipe described above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.

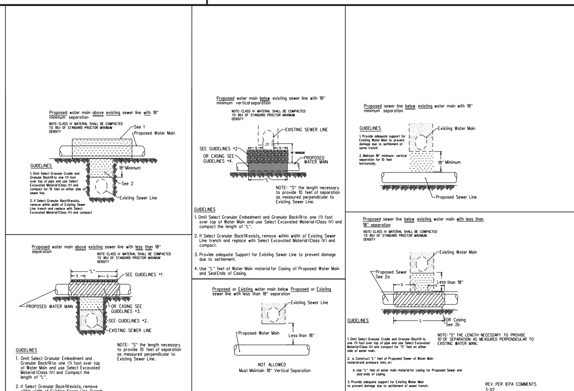
SPECIAL CONDITIONS

1. Alternate solutions shall be presented to IEPA when extreme topographical, geological, or existing structural conditions make strict compliance with above guidelines technically and economically impractical. Alternate solutions will be approved provided watertight construction structurally equivalent to approved water main material is proposed.

OTHER

1. Water mains shall be separated from septic tanks, disposal fields, and seepage beds by a minimum of 25 feet.

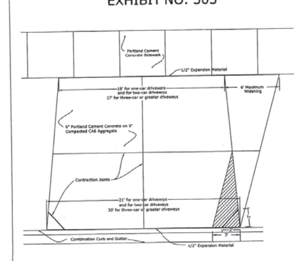
2. Water mains and water service lines shall be protected against entrance of hydrocarbons through diffusion through any material used in consruction of the line.



WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)

Exhibit "A"

EXHIBIT NO. 503



DRIVEWAY APRON DETAIL

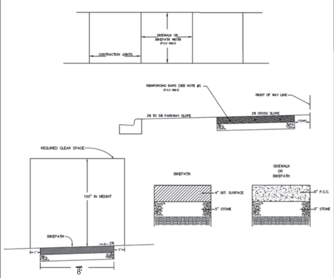
Apron widening removal and replacement area

NOTES:
1. Contraction joint depth shall be 1-1/4" minimum.
2. Contraction joint shall divide the apron into slabs approximately square with no side longer than 15'.
3. Minimum apron width is 10' at the sidewalk.

Scale in Feet

Prepared by the Village Engineering Division and Village Planning Services Division, 2/13/2009

EXHIBIT NO. 502



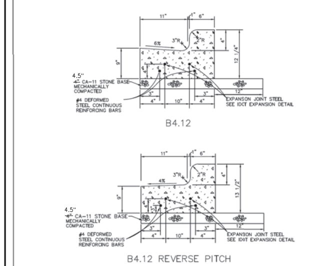
BIKEPATH & SIDEWALK DETAIL

NOTE:

1. AT ALL TRENCH CROSSINGS, 3 – 10' X 3/4" REINFORCING BARS SHALL BE PLACED EQUALLY SPACED AND CENTERED OVER THE TRENCH.
2. CONCRETE THICKNESS SHALL BE 6" AT ALL DRIVEWAYS AND TRENCH CROSSINGS.
3. SET 3/4" EXPANSION JOINTS AT 50' MAX. SPACING INTERVALS.
4. SIDEWALK WIDTH AS SHOWN ON PLANS.
5. CURB RAMPS SHALL COMPLY WITH LATEST ACCESSIBILITY STANDARDS.

Prepared by the Village Engineering Division

EXHIBIT NO. 501

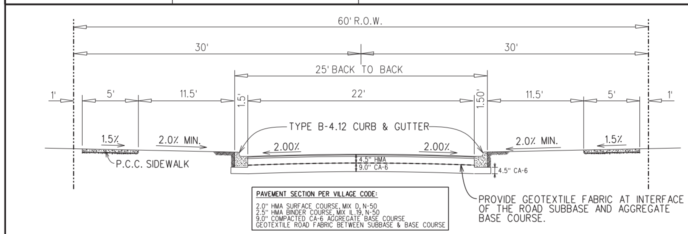


B4.12 CURB AND GUTTER DETAIL

NOTE:

1. SET EXPANSION JOINTS AT ALL PC'S, PT'S, FIVE FEET ON EITHER SIDE OF ANY FRAMES, AND AT 45' MAX. INTERVALS.
2. CONTRACTION JOINTS SHALL BE TOOLED AT 15' INTERVALS AND SAW CUT WITHIN 24 HOURS.
3. JOINTS SHALL BE CLEANED AND SEALED ACCORDING TO ARTICLE 420.12.
4. CURING COMPOUND REQUIRED.
5. IDOT APPROVED CURBS ALSO PERMITTED.

Prepared by the Village Engineering Division



PAVEMENT SECTION PER VILLAGE CODE:

2.0" HMA SURFACE COURSE, MIX D, N-50
2.5" HMA BINDER COURSE, MIX IL.19, N-50
9.0" COMPACTED CA-6 AGGREGATE BASE COURSE
GEOTEXTILE ROAD FABRIC BETWEEN SUBBASE & BASE COURSE

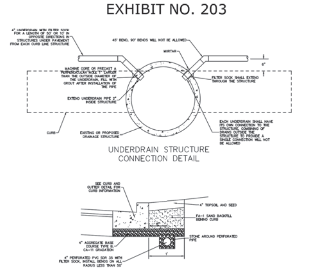
TYPICAL 60' R.O.W. & PAVEMENT SECTION

NOTE:

ALL PAVEMENT MARKING & STRIPING ON ASPHALT SHALL BE THERMOPLASTIC.

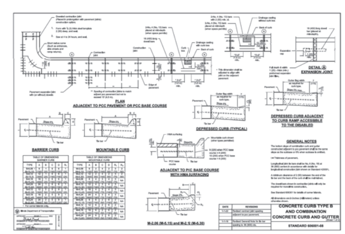
CROSS -WALK DETAIL

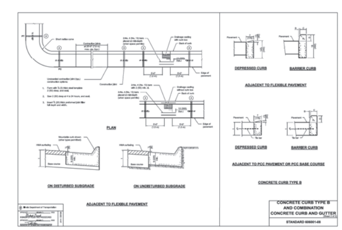
EXHIBIT NO. 203



SUBSURFACE DRAINAGE DETAIL

Prepared by the Village Engineering Division





HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
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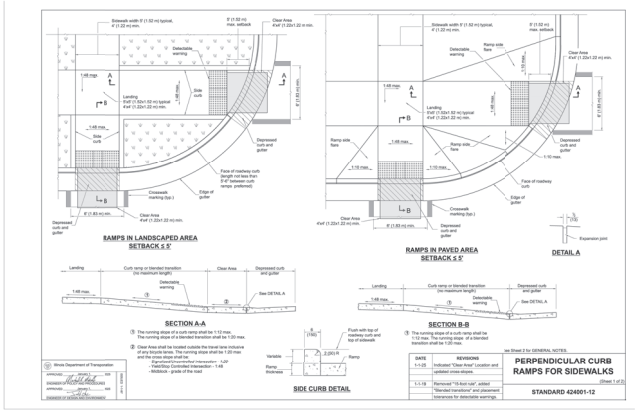
DESIGNED BY: D.S.H.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 07/23/25

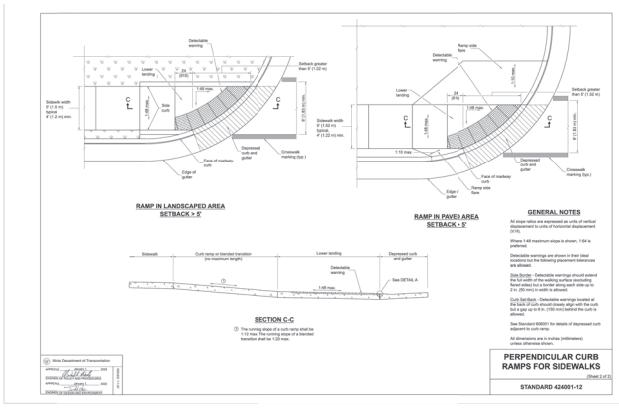
DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

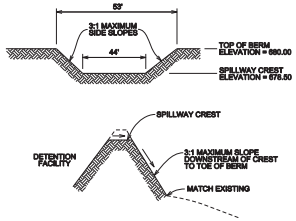
REVISIONS

DETAILS

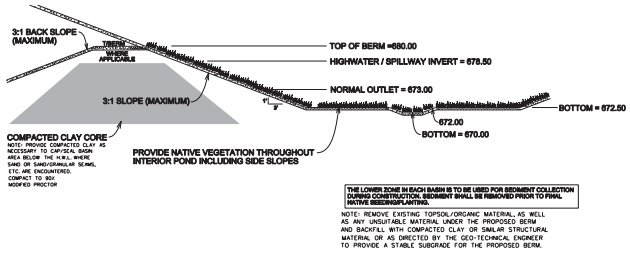
SHEET NUMBER
15
OF 18 SHEETS
JOB No. 24190



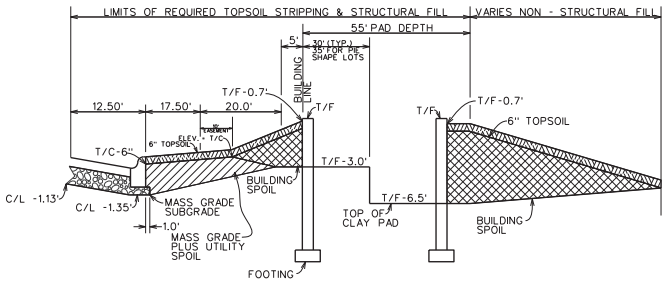




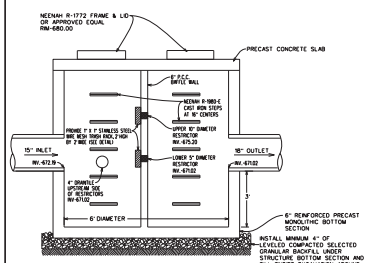
SPILLWAY CREST DETAIL



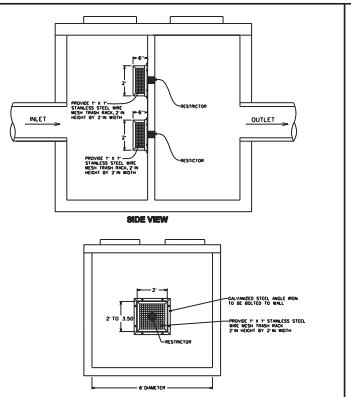
STORMWATER BASIN DETAIL - NATURALIZED



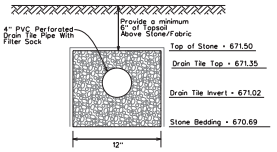
MASS GRADE SECTION (D-FACTOR)



OUTLET CONTROL STRUCTURE #49

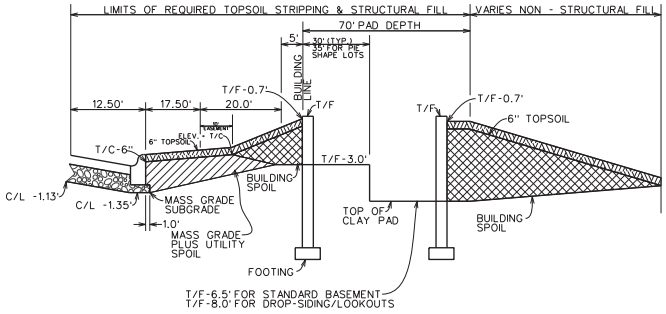


STEEL PLATE AND TRASH RACK INSTALLATION FOR OUTLET CONTROL STRUCTURE



NOTES:
1. Stone shallbe washed CA7/11
2. Provide non-woven needlepunch geotechnical filter fabric around sides and top of stone.

POND UNDERDRAIN DETAIL



MASS GRADE SECTION (D-FACTOR) FOR LOTS 5-19

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

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DRAWN BY: A.Z.
CHECKED BY: A.K.F.
ORIGINAL ISSUE: 07/23/25

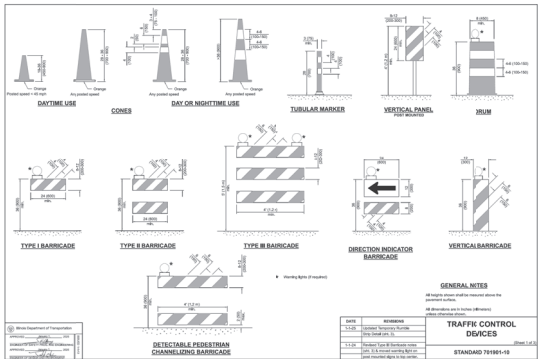
REVISIONS

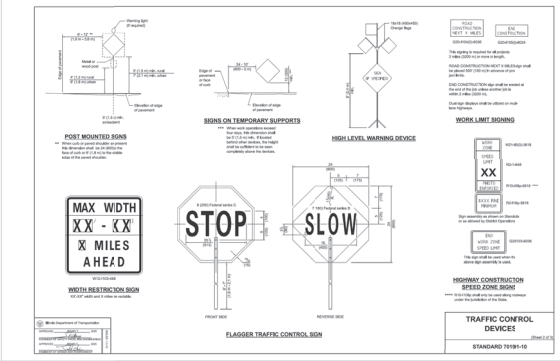
DATE	BY	DESCRIPTION
10/1/2025	AZ	REVISED PER VILLAGE REVIEW COMMENTS
11/3/2025	AZ	REVISED PER VILLAGE REVIEW COMMENTS

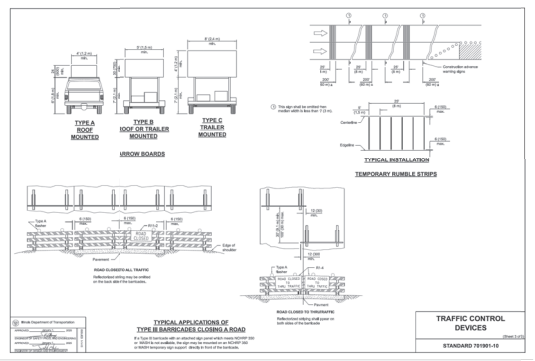
DETAILS

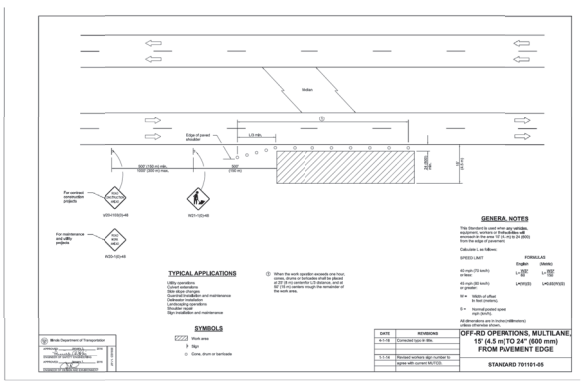
SHEET NUMBER
16
OF 18 SHEETS

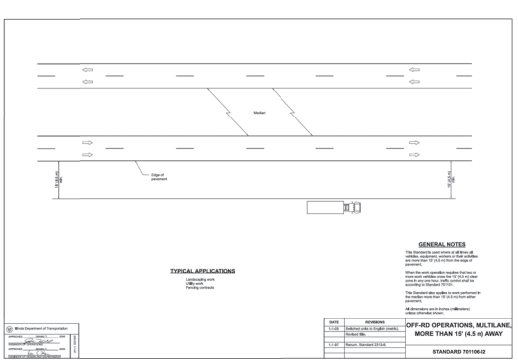
JOB No. 24190

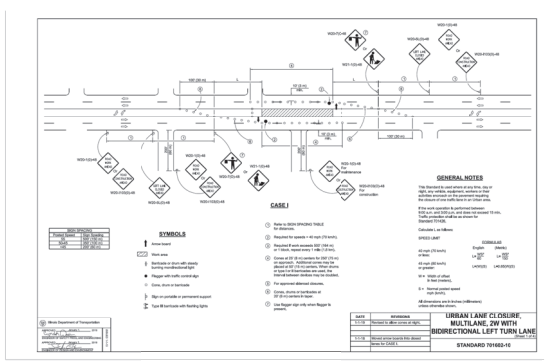


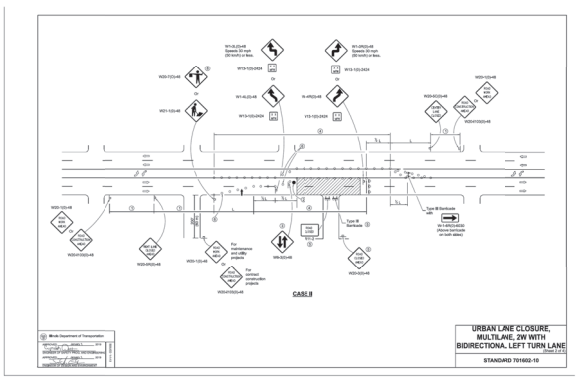


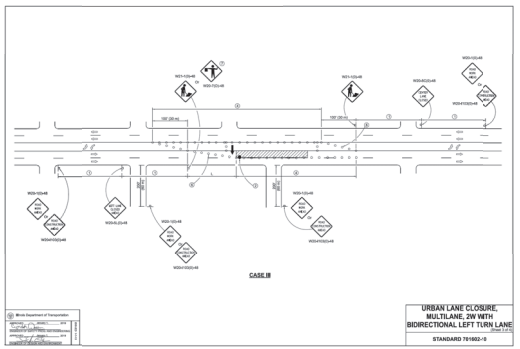


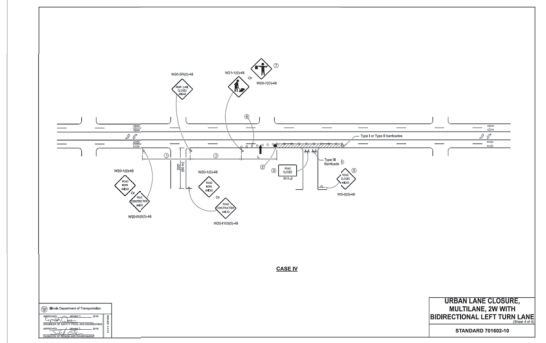












HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

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CHECKED BY: A.K.S.
ORIGINAL ISSUE: 07/23/25

DATE	BY	DESCRIPTION
10/10/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

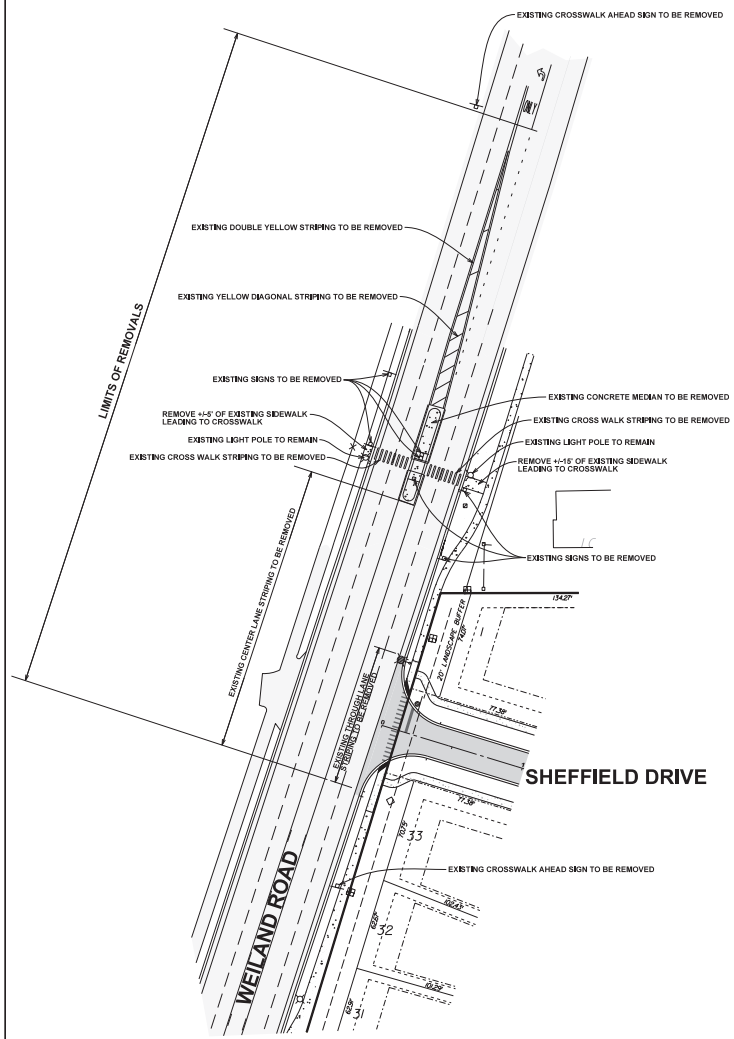
REVISIONS

DETAILS

SHEET NUMBER 17 OF 18 SHEETS

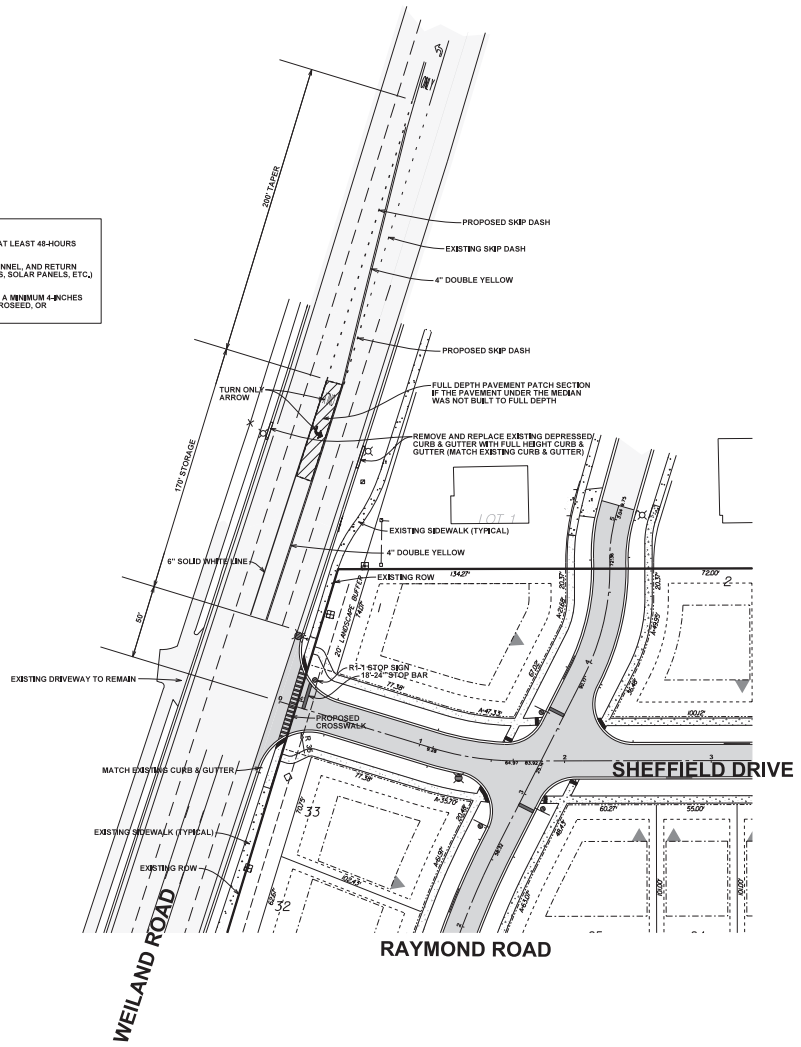
JOB No. 24190

NO EXISTING PAVEMENT MILLING & OVERLAY ON WEILAND ROAD



NOTES:

1. CONTRACTOR SHALL COORDINATE WITH VILLAGE AT LEAST 48-HOURS PRIOR TO ANY WORK WITHIN WEILAND RD R.O.W.
2. CONTRACTOR SHALL VERIFY WITH VILLAGE PERSONNEL, AND RETURN REMOVED RRFB EQUIPMENT (SIGNS, LIGHTS, POLES, SOLAR PANELS, ETC.) TO VILLAGE IF REQUESTED.
3. ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM 4-INCHES OF TOPSOIL, SEED AND NAG S75 BLANKET, OR HYDROSEED, OR APPROVED EQUAL.



EXISTING CONDITIONS / DEMOLITION

PROPOSED CONDITIONS

NORTH

SCALE: 1" = 40'

HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
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ORIGINAL ISSUE: 11/3/25

REVISIONS

DATE	BY	DESCRIPTION
11/20/25	AZ	REVISED PER VILLAGE REVIEW COMMENTS

WEILAND RD IMPROVEMENT PLAN

SHEET NUMBER 18 OF 18 SHEETS

JOB No. 24190

Final Landscape Plan

HIGHBURY CLUB

Buffalo Grove, Illinois

November 20, 2025

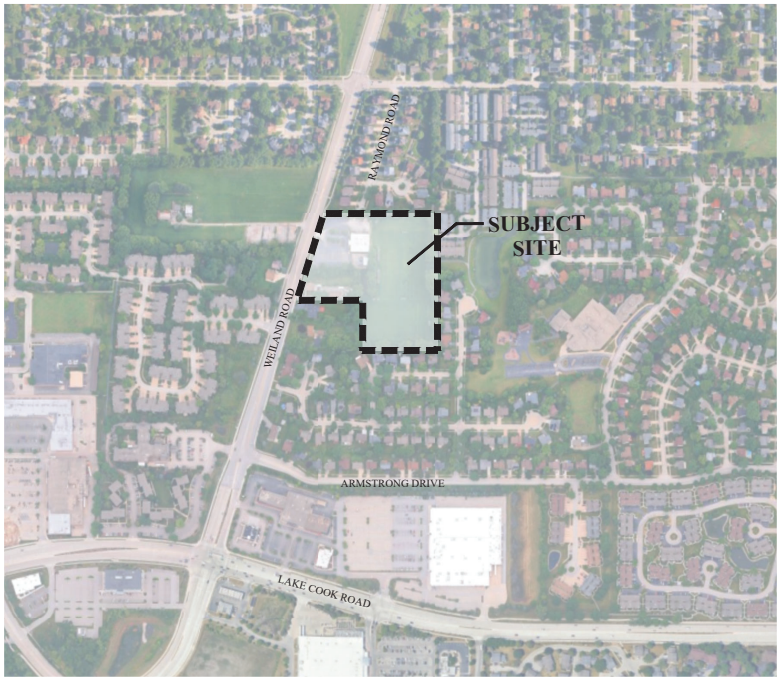
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

PEARSON, BROWN & ASSOCIATES, INC
1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, ILLINOIS 60048



LOCATION MAP
SCALE: 1"=300'

M/I HOMES

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L2.1	MONUMENT DETAILS
L3.1	TREE PRESERVATION PLAN
L4.1	MODEL SIGNAGE PLAN
L4.2	MODEL LANDSCAPE PLAN
L5.1	LANDSCAPE SPECIFICATIONS

L1.0

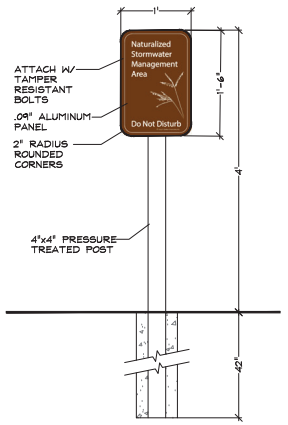
I:\Projects\MI24252\Acad\MI24252_D04_00FLP.dwg

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		REPLACEMENT SHADE TREES		
CO4	3	Celtis occidentalis COMMON HACKBERRY	4" Cal.	
LQ4	4	Liquidambar styraciflua 'Worplesdon' WORPLESDON SWEETGUM	4" Cal.	
QB4	5	Quercus bicolor SWAMP WHITE OAK	4" Cal.	
QI4	4	Quercus imbricaria SHINGLE OAK	4" Cal.	
		SHADE TREES		
CO	7	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GD	3	Gymnocladus dioicus 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
LQ	14	Liquidambar styraciflua 'Worplesdon' WORPLESDON SWEETGUM	2 1/2" Cal.	
QI	6	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.	
TA	11	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
UM	12	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
SR	4	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
		EVERGREEN TREES		
PA	11	Picea abies NORWAY SPRUCE	8' Ht.	
PG	4	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO	9	Picea omorika SERBIAN SPRUCE	8' Ht.	
PS	8	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
HP	8	Hydrangea paniculata 'SMHPLOF' LITTLE QUICK FIRE HYDRANGEA	24" Ht.	3' O.C.
VB	6	Viburnum dentatum 'Christom' BLUE MUFFIN VIBURNUM	24" Ht.	3' O.C.
		EVERGREEN SHRUBS		
BM	10	Buxus 'Green Mountain' GREEN MOUNTAIN BOXWOOD	30" Ht.	3' O.C.
		ORNAMENTAL GRASSES		
CK	22	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
		PERENNIALS		
HH	55	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
SE	20	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
		MISC. MATERIALS		
	31	SHREDDED HARDWOOD MULCH	C.Y.	
	3,425	SOD	S.Y.	
	0.6	TURF SEED & EROSION CONTROL BLANKET	AC.	

SIGN NOTES:

1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

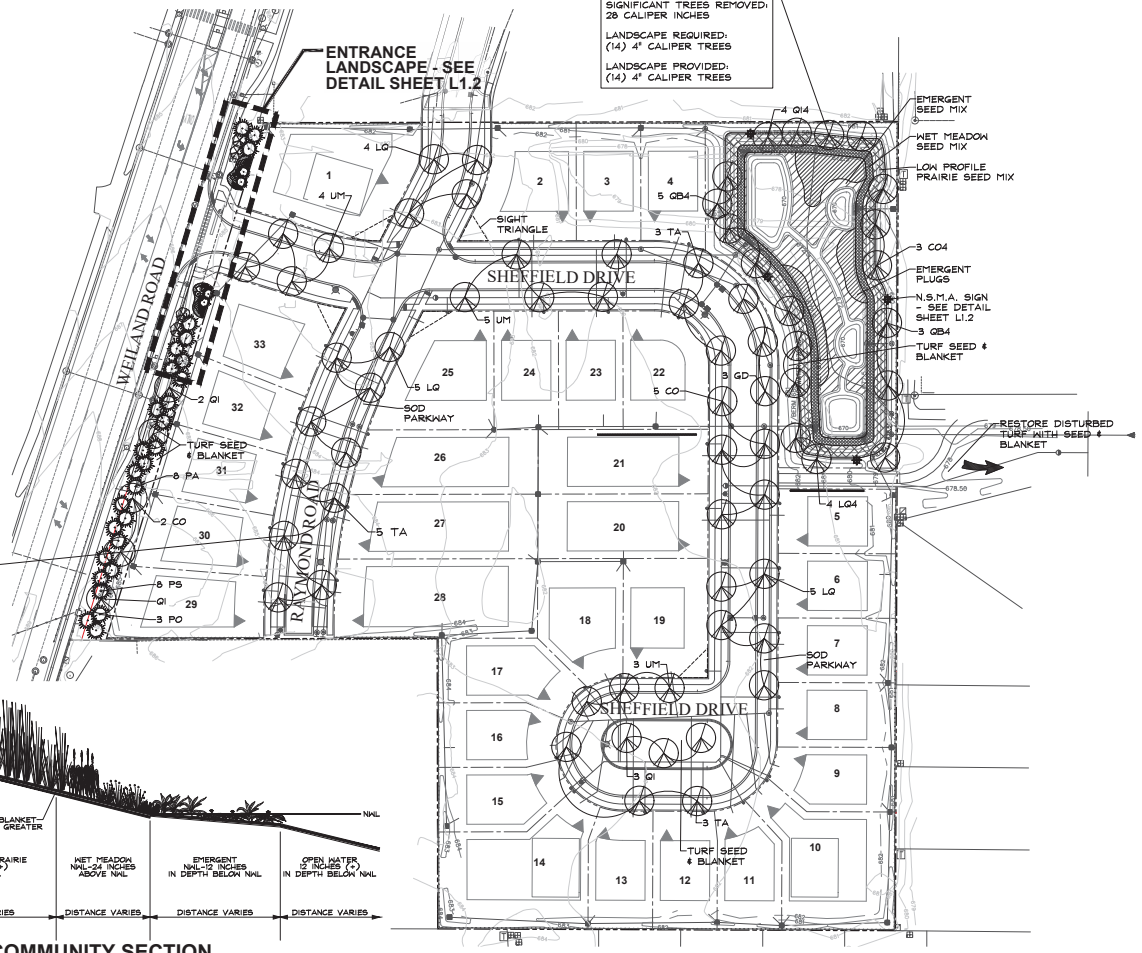


N.S.M.A. SIGN DETAIL
SCALE: NTS

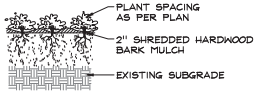
PARKWAY TREES:
CODE 16.50.120-1-1-E

LANDSCAPE REQUIRED:
ONE TREE MUST BE PLANTED BETWEEN 40 TO 50 L.F. OF STREET FRONTAGE

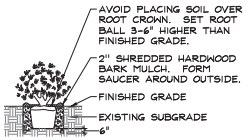
LANDSCAPE PROVIDED:
ONE TREE PLANTED BETWEEN 40 TO 50 L.F. OF STREET FRONTAGE WITH THE EXCEPTION OF DRIVEWAYS



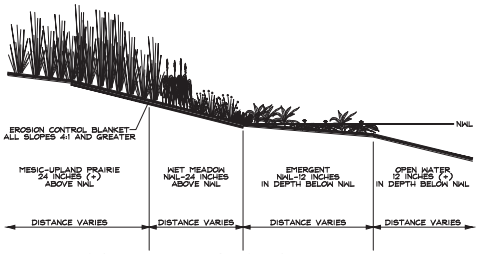
PLANTING DETAILS



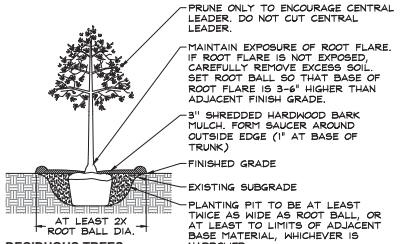
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



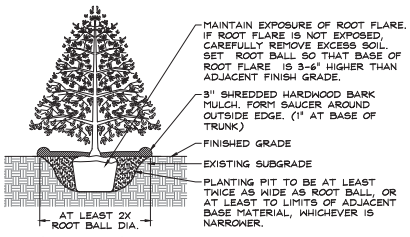
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



PLANT COMMUNITY SECTION



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of grouth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

0 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

NATIVE LEGEND

Key	Qty	Description
	0.4 AC.	EMERGENT PLANTINGS
	0.1 AC.	WET MEADOW SEED MIX
	0.2 AC.	LOW PROFILE PRAIRIE SEED MIX
	4 EA.	N.S.M.A. SIGN

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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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WHEATON, ILLINOIS 60187
PHONE: 630.668.7197
www.grwainc.com

CLIENT
M/I HOMES
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS 60563

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1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

FINAL LANDSCAPE PLAN

04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

REVISIONS

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L1.1

Wet Meadow Seed Mixture
Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichium novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var. sullvantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.037**
	Total Wet Meadow Seed Mix	**10.758**

Low Profile Prairie with Flowers Seed Mix
Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**17.125**
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepia canadensis	Whorled Milkweed	0.063
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla argute	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphyotrichum leave	Smooth Blue Aster	0.063
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**5.640**
	Total Low Profile Prairie Seed Mix	**22.765**

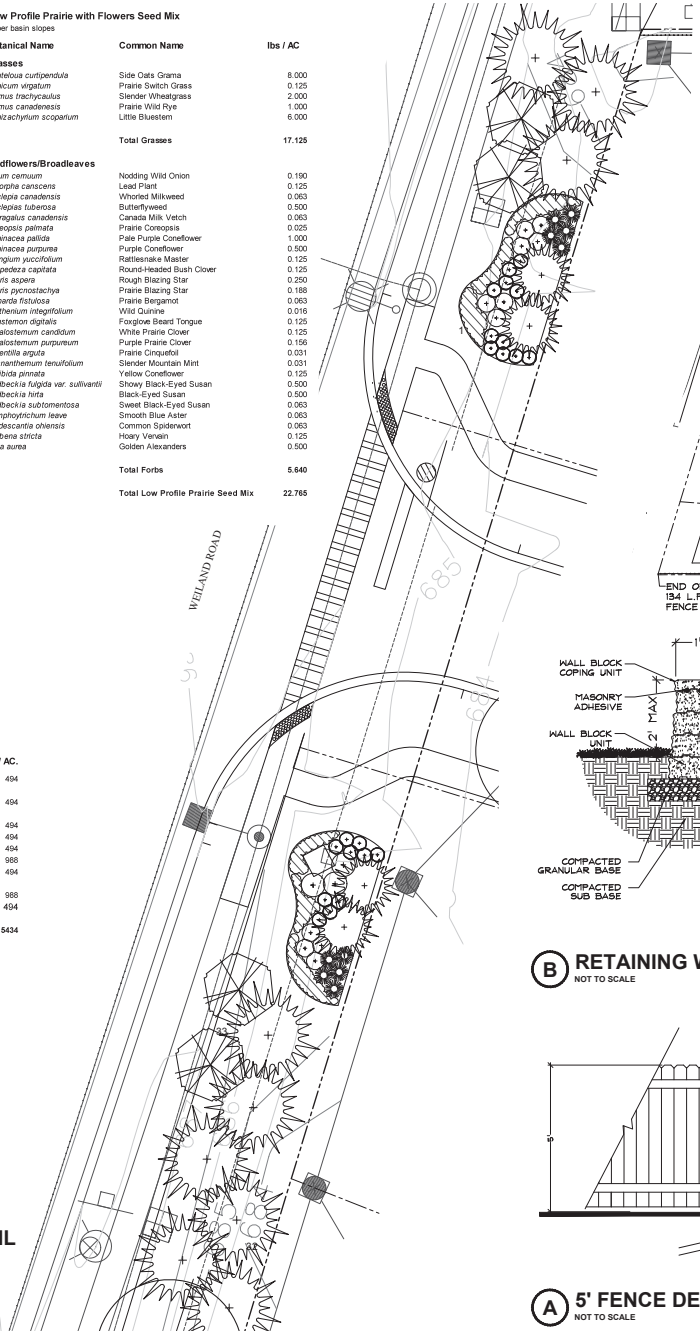
NATIVE SEED MIXTURES
Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

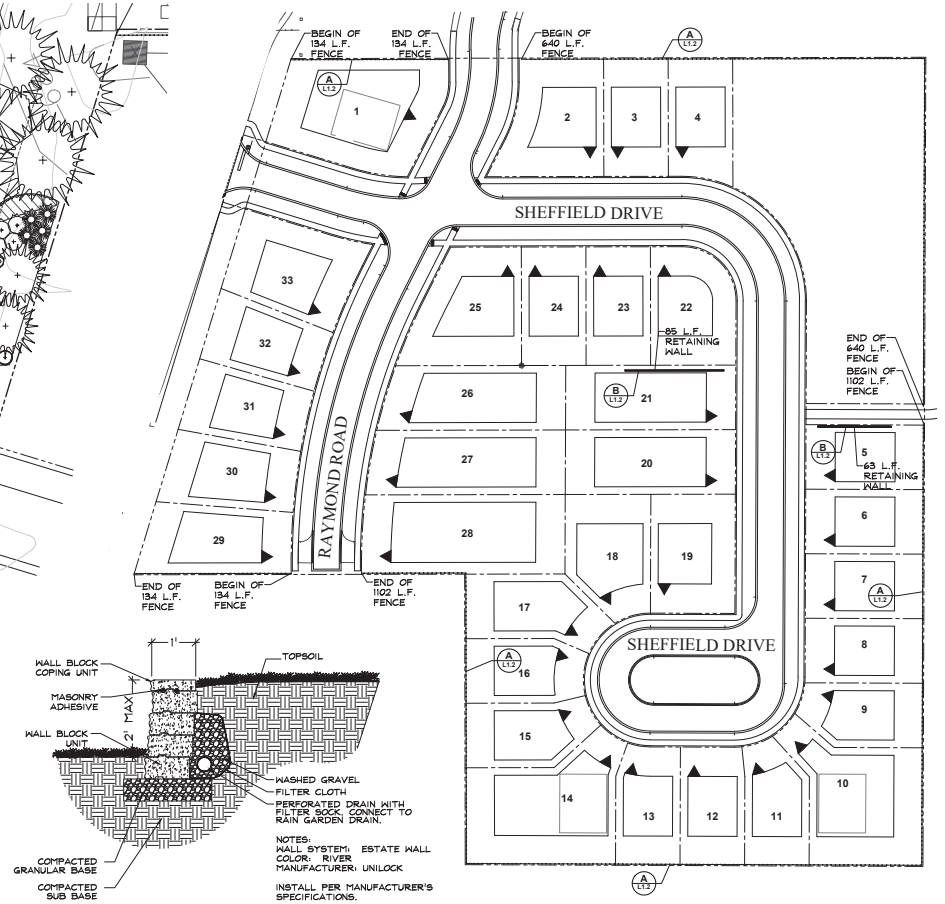
Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Tricticum aestivum	Regreen	10.000

Emergent Wetland Plant Mix
Stormwater basin bottoms in areas with 6" of water

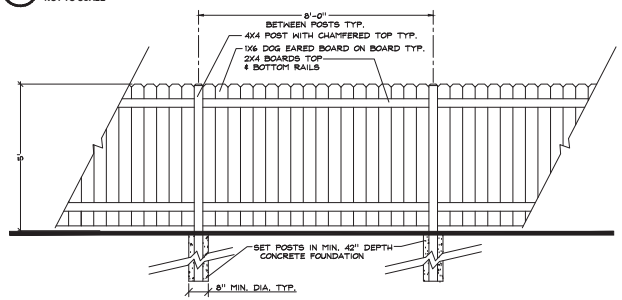
Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus americanus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia cordata	Pickerel Weed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.500	988
Scirpus fluviatilis	River Bulrush	1.000	494
Scirpus pungens	Chairmaker's Rush	0.250	
Scirpus validus	Great Bulrush	0.500	988
Sparganium eurycarpum	Bur Reed	1.000	494
	Total Emergent Wetland Mix	**8.750**	**5434**



ENTRANCE PLANTING DETAIL
0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH



B RETAINING WALL SECTION DETAIL
NOT TO SCALE



A 5' FENCE DETAIL
NOT TO SCALE

FENCE & WALL LAYOUT PLAN
0 25' 50' 100' 150'
SCALE: 1"=50'
NORTH

SITE FURNISHING SCHEDULE

	ITEM	QUANTITY	DETAILS
A L1.2	5' FENCE	2,010 L.F.	
B L1.2	RETAINING WALL	148 L.F.	

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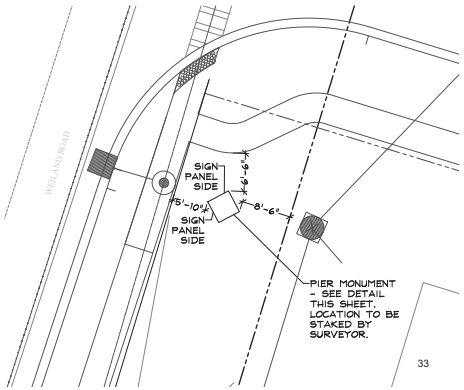
HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

LANDSCAPE DETAILS

04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

REVISIONS

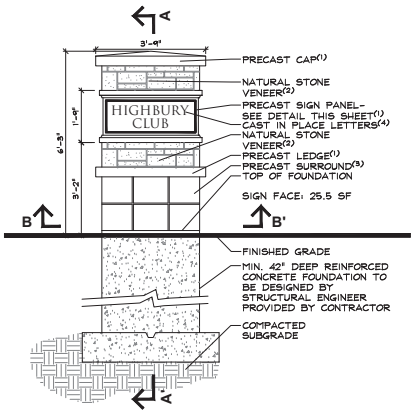
DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L1.2



ENTRANCE MONUMENT LAYOUT DETAIL

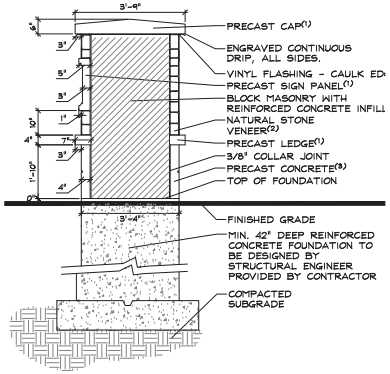
0 5' 10' 20'

SCALE: 1"=10' NORTH



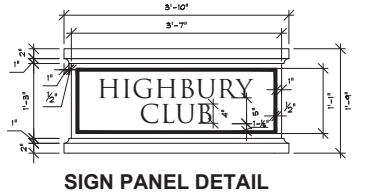
FRONT ELEVATION

SCALE: 1/2"=1'-0"



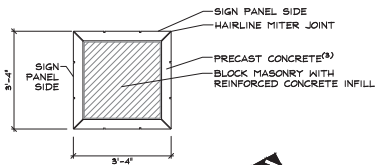
SECTION A-A'

SCALE: 1/2"=1'-0"



SIGN PANEL DETAIL

SCALE: 3/4"=1'-0"



SECTION B-B'

SCALE: 1/2"=1'-0" NORTH

MONUMENT NOTES:

(1) PRECAST CONCRETE
COLOR: LIMESTONE
FINISH: SMOOTH
SUBMIT SAMPLES TO DEVELOPER & LANDSCAPE ARCHITECT FOR APPROVAL.

(2) NATURAL STONE VENEER: BLACK FOREST CASTLE ROCK BY BUECHEL STONE OR APPROVED EQUAL
SUBMIT COLOR & GROUT SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT FOR APPROVAL.

(3) PRECAST CONCRETE
COLOR: LIMESTONE
FINISH: SCORED
SUBMIT COLOR SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT FOR APPROVAL.

(4) CAST IN PLACE LETTERS
FONT: TRAJAN PRO
COLOR: BLACK

MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:
1. Submission of color and material samples
2. Submission of shop drawings
3. Submission of construction schedule
4. Verification of existing conditions and underground utilities
5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

A. Construction shall conform to @Building Code Requirements for Engineered Brick Masonry, BIA, latest edition.
B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
C. All streets and curbs must be cleaned at the end of each working day.
D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

A. Guarantee monuments 1 year from final acceptance an owner's representative on workmanship and materials.
B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.
B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.
C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
D. Provide certificate of insurance per the owner's requirements.
E. Provide names and contact information for any subcontractors and suppliers.
F. Shop Drawings:
1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
2. Submit one (1) set prints with following items in detail:
a) Sizes
b) Sections
c) Dimensions and numbering of stone and brick.
d) Arrangements of joints and bond.
3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Loading and Shipment:
1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
B. Unloading and Storage:
1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
2. Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

A. Mortar:
1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in painting mortar for color to match limestone. For painting mortar, select a white sand.
3. Lime: Hydrated, conforming to ASTM-C207, Type S.
4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.
B. Foundation
Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.
C. Mortar Beds:
1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
2. Provide sufficient mortar on ends of brick to completely fill head joints.
3. Rack closure into place with head joints thrown against two adjacent bricks in place.
D. Mortar Joints: Horizontal and vertical face joints:
1. Nominal thickness: 3/8 inch.
2. Construct uniform joints.
3. Shave vertical joints tight.
4. Tool concave joints in exposed surfaces when thumbprint hard.
5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8.
6. Movement joints: Keep clean of all mortar and debris.
E. Flashing:
1. Install complete and continuous under stone copings and other projections.
2. Lap joints 6". Seal entire contact surface with mastic.
3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
4. Cover flashing with mortar.
F. Weepholes
1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
2. Maximum spacing rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
3. Keep weepholes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
C. During work, store materials and equipment as directed by the owner.
D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

9.0 INSPECTION AND ACCEPTANCE

A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.
B. Notify the Owner's representative when completed, for final design conformance review.

Know what's below. Call before you dig.

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HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

MONUMENT DETAILS

04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

REVISIONS

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L2.1

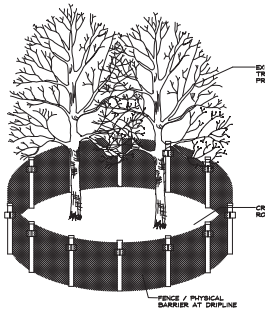
RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREE COUNT: 152

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
					V-shaped joint, Double Leader, Split Risk, Crown		
1	*Morus alba*	White Mulberry	21	5 - Poor	Lean		REMOVE
2	*Acer saccharinum*	Silver Maple	16	3 - Fair			REMOVE
3	*Acer saccharinum*	Silver Maple	16	4 - Fair/Poor	Crown Lean, Crowded	Trunk Scar	REMOVE
4	*Acer spp.*	Maple Cultivar	18	3 - Fair			REMOVE
5	*Morus alba*	White Mulberry	8,8,7,8	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Damage	REMOVE
6	*Morus alba*	White Mulberry	10,9,6,5,5	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
					V-shaped joint, Double Leader, Split Risk, Crown		
7	*Morus alba*	White Mulberry	12,8	5 - Poor	Lean		REMOVE
8	*Morus alba*	White Mulberry	10	5 - Poor	Crown Lean	30% dead wood, Cavity, Trunk Scar	REMOVE
9	*Morus alba*	White Mulberry	7	5 - Poor	Crown Lean, Crowded	Growing in Fence	REMOVE
10	*Morus alba*	White Mulberry	12,7	5 - Poor	U-shaped joint, Double Leader, Crown Lean	Trunk Scar, Growing in Fence	REMOVE
11	*Morus alba*	White Mulberry	8	5 - Poor		Trunk Damage, Growing in Fence	REMOVE
12	*Morus alba*	White Mulberry	10,10,8	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
13	*Acer saccharinum*	Silver Maple	40	4 - Fair/Poor	Crown Lean, Broken Limb	Trunk Scar	REMOVE
14	*Acer saccharinum*	Silver Maple	20	5 - Poor	Unbalanced, Crown Lean	Hollow, Cavity	REMOVE
15	*Acer saccharinum*	Silver Maple	12	4 - Fair/Poor	Crown Lean	Trunk Scar	REMOVE
					V-shaped joint, Double Leader, Split Risk, Crown		
16	*Acer saccharinum*	Silver Maple	40	5 - Poor	Lean		REMOVE
17	*Acer saccharinum*	Silver Maple	20,16	5 - Poor	V-shaped joint, Double Leader, Broken Limb	Dead Leader	REMOVE
18	*Acer saccharinum*	Silver Maple	60	3 - Fair			REMOVE
19	*Acer saccharinum*	Silver Maple	16,16,14	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity, Trunk Scar	REMOVE
20	*Acer saccharinum*	Silver Maple	18	4 - Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
21	*Morus alba*	White Mulberry	10	5 - Poor	Crown Lean, Crowded	Trunk Scar, Growing in Fence	REMOVE
22	*Acer saccharinum*	Silver Maple	24	4 - Fair/Poor	Broken Limb	Trunk Scar	REMOVE
23	*Acer saccharinum*	Silver Maple	28	4 - Fair/Poor		Cavity, Trunk Scar	REMOVE
24	*Acer saccharinum*	Silver Maple	32	5 - Poor	Lean, Unbalanced	Hollow, Cavity, Trunk Scar	REMOVE
25	*Acer saccharinum*	Silver Maple	22	4 - Fair/Poor	Crown Lean, Broken Limb	Trunk Scar	REMOVE
26	*Acer saccharinum*	Silver Maple	46	4 - Fair/Poor	Unbalanced, Crown Lean		REMOVE
27	*Acer saccharinum*	Silver Maple	12,12,10,8	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
28	*Acer saccharinum*	Silver Maple	12,12,7,5	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
29	*Morus alba*	White Mulberry	26	5 - Poor	Double Leader, Split Risk, Fused Leaders	20% dead wood	REMOVE
30	*Ulmus americana*	American Elm	4	5 - Poor	Unbalanced	Vines, Growing in Fence	REMOVE
31	*Ulmus americana*	American Elm	15	5 - Poor		Vines, Growing in Fence	REMOVE
32	*Morus alba*	White Mulberry	4	5 - Poor	Crown Lean, Crowded	Growing in Fence	REMOVE
33	*Acer negundo*	Box Elder	10	4 - Fair/Poor	Unbalanced	20% dead wood, Vines	REMOVE
34	*Ulmus americana*	American Elm	8	5 - Poor		Vines, Growing in Fence	REMOVE
35	*Morus alba*	White Mulberry	12	3 - Fair	Crown Lean		REMOVE
36	*Morus alba*	White Mulberry	12	5 - Poor	Unbalanced, Crown Lean	Growing in Fence	REMOVE
37	*Morus alba*	White Mulberry	10	4 - Fair/Poor	Lean, Crown Lean		REMOVE
38	*Ulmus americana*	American Elm	12	5 - Poor	Crown Lean	Growing in Fence	REMOVE
39	*Morus alba*	White Mulberry	10	4 - Fair/Poor	Unbalanced	20% dead wood, Trunk Scar	REMOVE
40	*Morus alba*	White Mulberry	14	4 - Fair/Poor		20% dead wood	REMOVE
3001	*Acer spp.*	Maple Cultivar	12	5 - Poor	Broken Leader	Cavity	REMOVE
3002	*Acer spp.*	Maple Cultivar	9	5 - Poor	Broken Leader	Cavity, Trunk Scar	REMOVE
3003	*Acer saccharinum*	Silver Maple	11	5 - Poor	Broken Leader	>50% dead wood, Hollow, Cavity	REMOVE
3004	*Acer spp.*	Maple Cultivar	10	5 - Poor	Broken Limb, Broken Leader	Hollow, Cavity	REMOVE
3005	*Acer spp.*	Maple Cultivar	11	5 - Poor	Broken Limb, Broken Leader, Horizontal Growth	Trunk Scar	REMOVE
3006	*Acer spp.*	Maple Cultivar	12	5 - Poor	Broken Leader	Cavity, Trunk Scar	REMOVE
3007	*Picea pungens*	Colorado Spruce	15,45	3 - Fair		10% dead wood	REMOVE
3008	*Acer spp.*	Maple Cultivar	12	3 - Fair		Trunk Scar	REMOVE
3009	*Acer saccharinum*	Silver Maple	17	3 - Fair	Unbalanced	10% dead wood	REMOVE
3010	*Acer spp.*	Maple Cultivar	11	3 - Fair			REMOVE
3010	*Acer saccharinum*	Silver Maple	11	4 - Fair/Poor	Broken Limb	Trunk Scar	REMOVE
3011	*Ulmus pumila*	Siberian Elm	18,12,12	4 - Fair/Poor	V-shaped joint, Multi Leader	10% dead wood, Trunk Scar	REMOVE
					V-shaped joint, Double Leader, Split Risk, Crown		
3012	*Acer saccharinum*	Silver Maple	20	5 - Poor	Lean		REMOVE
3013	*Acer saccharinum*	Silver Maple	15	5 - Poor	Unbalanced, Broken Leader	20% dead wood, Hollow, Cavity	REMOVE
3014	*Acer saccharinum*	Silver Maple	10	4 - Fair/Poor	Lean	Trunk Scar, Vines	REMOVE
3015	*Morus alba*	White Mulberry	13,10,8	5 - Poor	V-shaped joint, Multi Leader, Split Risk	20% dead wood, Trunk Damage	REMOVE
3016	*Acer saccharinum*	Silver Maple	17	4 - Fair/Poor	Unbalanced, Broken Limb	Dead Limbs, Trunk Scar	REMOVE
					V-shaped joint, Double Leader, Split Risk, Lean,		
3017	*Morus alba*	White Mulberry	14,13	5 - Poor	Crown Lean	20% dead wood, Trunk Scar	REMOVE
3018	*Acer saccharinum*	Silver Maple	10	5 - Poor	Lean, Crown Lean	Trunk Damage, Growing in Fence	REMOVE
3019	*Acer saccharinum*	Silver Maple	13	4 - Fair/Poor	Unbalanced	Trunk Scar	REMOVE
3020	*Acer saccharinum*	Silver Maple	19	4 - Fair/Poor	Unbalanced	10% dead wood, Trunk Scar	REMOVE
3021	*Quercus rubra*	Red Oak	30	2 - Good	Unbalanced	10% dead wood	REMOVE
					V-shaped joint, Double Leader, Split Risk, Crown		
3022	*Morus alba*	White Mulberry	9,8	5 - Poor	Lean	Trunk Scar	REMOVE
					V-shaped joint, Multi Leader, Split Risk, Crown		
3023	*Morus alba*	White Mulberry	9,7,7	5 - Poor	Lean		REMOVE
3024	*Picea pungens*	Colorado Spruce	12,40	3 - Fair		10% dead wood	REMOVE
3025	*Morus alba*	White Mulberry	8,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Trunk Scar	REMOVE
					V-shaped joint, Multi Leader, Split Risk, Crown		
3026	*Fraxinus pennsylvanica*	Ash	8,6,6	5 - Poor	Lean	Trunk Scar	REMOVE
3027	*Acer saccharinum*	Silver Maple	6,4	4 - Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
3028	*Picea pungens*	Colorado Spruce	14,35	3 - Fair		10% dead wood	REMOVE
3029	*Picea pungens*	Colorado Spruce	16,30	4 - Fair/Poor	Lean	40% dead wood	REMOVE
3030		Unknown	7,6	- Dead			REMOVE
3031	*Picea pungens*	Colorado Spruce	14,40	5 - Poor		50% dead wood	REMOVE
3032	*Picea pungens*	Colorado Spruce	14,40	5 - Poor		40% dead wood	REMOVE
3033	*Picea pungens*	Colorado Spruce	14,40	4 - Fair/Poor		30% dead wood	REMOVE
3034	*Picea pungens*	Colorado Spruce	11,25	4 - Fair/Poor		30% dead wood	REMOVE
3035	*Picea pungens*	Colorado Spruce	15,40	4 - Fair/Poor		20% dead wood	REMOVE
3036	*Picea pungens*	Colorado Spruce	9,20	5 - Poor	Strong lean	10% dead wood	REMOVE
3037	*Picea pungens*	Colorado Spruce	13,20	4 - Fair/Poor	Lean	20% dead wood	REMOVE
3038	*Picea pungens*	Colorado Spruce	12,35	4 - Fair/Poor	Lean	20% dead wood	REMOVE
3039	*Picea pungens*	Colorado Spruce	9,25	4 - Fair/Poor		20% dead wood	REMOVE
3040	*Picea pungens*	Colorado Spruce	11,20	5 - Poor	Strong lean	10% dead wood	REMOVE
3041	*Picea pungens*	Colorado Spruce	8,15	5 - Poor	Horizontal Growth	10% dead wood	REMOVE
3042	*Picea pungens*	Colorado Spruce	7,15	5 - Poor	Horizontal Growth	10% dead wood	REMOVE
3043	*Picea pungens*	Colorado Spruce	7,25	4 - Fair/Poor	Lean	10% dead wood	REMOVE
3044	*Picea pungens*	Colorado Spruce	8,20	4 - Fair/Poor	Lean	20% dead wood	REMOVE
3045	*Pinus strobus*	White Pine	6,15	3 - Fair		10% dead wood	REMOVE
3046	*Picea pungens*	Colorado Spruce	12,40	5 - Poor		40% dead wood	REMOVE
3047	*Picea pungens*	Colorado Spruce	13,35	5 - Dead			REMOVE
3048	*Juglans nigra*	Ash, Black Walnut	14	4 - Fair/Poor	Lean, Unbalanced		REMOVE
3049	*Picea pungens*	Colorado Spruce	9,30	5 - Poor		50% dead wood	REMOVE
3050	*Picea pungens*	Colorado Spruce	11,35	5 - Poor		50% dead wood	REMOVE
3051	*Picea pungens*	Colorado Spruce	14,40	4 - Fair/Poor		20% dead wood	REMOVE
3052	*Picea pungens*	Colorado Spruce	9,15	4 - Fair/Poor		20% dead wood	REMOVE
3053	*Populus deltoides*	Eastern Cottonwood	36	3 - Fair	U-shaped joint, Double Leader		REMOVE
3054	*Populus deltoides*	Eastern Cottonwood	21	5 - Poor	Broken Leader	Growing in Fence	REMOVE
3055	*Prunus serotina*	Black Cherry	22	5 - Poor	Lean, Broken Limb	20% dead wood, Trunk Damage, G	REMOVE
3056	*Acer saccharinum*	Silver Maple	64	4 - Fair/Poor	Lean, Unbalanced, Crown Lean		REMOVE
3057	*Acer saccharinum*	Silver Maple	46	4 - Fair/Poor		10% dead wood, Cavity, Trunk Scar	REMOVE
3058	*Acer saccharinum*	Silver Maple	42	5 - Poor	Unbalanced	Wood rot, Cavity	REMOVE
3059	*Quercus alba*	White Oak	28	2 - Good		10% dead wood	REMOVE
3060	*Acer saccharinum*	Silver Maple	22	4 - Fair/Poor	Lean, Unbalanced, Broken Limb	10% dead wood	REMOVE
3061	*Acer saccharinum*	Silver Maple	50	4 - Fair/Poor		10% dead wood	REMOVE
3062	*Acer saccharinum*	Silver Maple	36	3 - Fair			REMOVE
3063	*Acer saccharinum*	Silver Maple	33	4 - Fair/Poor	Broken Limb	10% dead wood, Trunk Scar	REMOVE
3064	*Acer saccharinum*	Silver Maple	33	4 - Fair/Poor	Unbalanced, Crown Lean		REMOVE
3065	*Acer saccharinum*	Silver Maple	18	5 - Poor	Lean, Crown Lean	Wood rot, Cavity	REMOVE

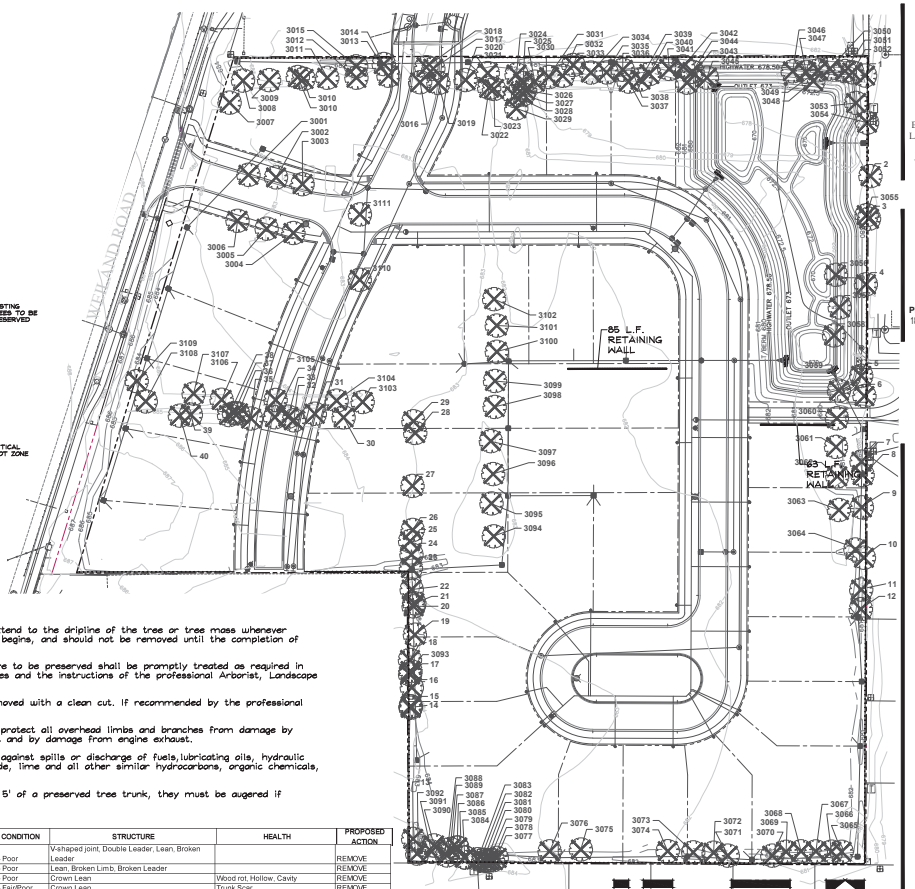


TREE PRESERVATION DETAIL

(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels,lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
					V-shaped joint, Double Leader, Lean, Broken		
3066	*Acer saccharinum*	Silver Maple	18,12	5 - Poor	Leader		REMOVE
3067	*Acer saccharinum*	Silver Maple	40	5 - Poor	Lean, Broken Limb, Broken Leader		REMOVE
3068	*Acer saccharinum*	Silver Maple	25	5 - Poor	Crown Lean	Wood rot, Hollow, Cavity	REMOVE
3069	*Acer saccharinum*	Silver Maple	29	4 - Fair/Poor	Crown Lean	Trunk Scar	REMOVE
3070	*Acer saccharinum*	Silver Maple	15,15	3 - Fair	U-shaped joint, Double Leader		REMOVE
3071	*Acer saccharinum*	Silver Maple	11	3 - Fair	Unbalanced, Crown Lean		REMOVE
3072	*Acer saccharinum*	Silver Maple	15,14	4 - Fair/Poor	V-shaped joint, Double Leader	Trunk Scar	REMOVE
3073	*Acer saccharinum*	Silver Maple	15	4 - Fair/Poor	Unbalanced	Trunk Scar	REMOVE
3074	*Acer saccharinum*	Silver Maple	42	4 - Fair/Poor	Unbalanced, Crown Lean	Cavity, Trunk Scar	REMOVE
3075	*Acer saccharinum*	Silver Maple	47	4 - Fair/Poor	U-shaped joint, Double Leader, Lean	Cavity	REMOVE
3076	*Acer saccharinum*	Silver Maple	39	4 - Fair/Poor	Unbalanced	Trunk Scar	REMOVE
3077	*Thuja occidentalis*	Arborvitae	5,4	4 - Fair/Poor	V-shaped joint, Double Leader	Trunk Scar	REMOVE
3078	*Thuja occidentalis*	Arborvitae	6,5,5	4 - Fair/Poor	Multi Leader, Crowded		REMOVE
3079	*Thuja occidentalis*	Arborvitae	5,4	4 - Fair/Poor	V-shaped joint, Double Leader	Trunk Scar	REMOVE
3080	*Thuja occidentalis*	Arborvitae	5,5	4 - Fair/Poor	U-shaped joint, Double Leader, Crowded		REMOVE
3081	*Thuja occidentalis*	Arborvitae	5,5	4 - Fair/Poor	U-shaped joint, Double Leader, Crowded		REMOVE
3082	*Thuja occidentalis*	Arborvitae	4,2	5 - Poor	V-shaped joint, Double Leader, Crowded	>50% dead wood	REMOVE
3083	*Thuja occidentalis*	Arborvitae	4,3,2	4 - Fair/Poor	V-shaped joint, Multi Leader, Crowded		REMOVE
3084	*Thuja occidentalis*	Arborvitae	5,3,2	4 - Fair/Poor	V-shaped joint, Double Leader, Crowded		REMOVE
3085	*Thuja occidentalis*	Arborvitae	4,4	4 - Fair/Poor	V-shaped joint, Double Leader, Crowded		REMOVE
3086	*Acer saccharinum*	Silver Maple	23	3 - Fair	Unbalanced		REMOVE
3087	*Thuja occidentalis*	Arborvitae	4,2	4 - Fair/Poor	V-shaped joint, Double Leader, Crowded		REMOVE
3088	*Thuja occidentalis*	Arborvitae	7	4 - Fair/Poor		30% dead wood	REMOVE
3089	*Acer saccharinum*	Silver Maple	25	4 - Fair/Poor	Lean, Unbalanced	Trunk Scar	REMOVE
3090	*Acer saccharinum*	Silver Maple	21	3 - Fair			REMOVE
3091	*Thuja occidentalis*	Arborvitae	6,3	4 - Fair/Poor	V-shaped joint, Double Leader, Crowded		REMOVE
3092	*Thuja occidentalis*	Arborvitae	4,4	4 - Fair/Poor	U-shaped joint, Double Leader		REMOVE
3093	*Fraxinus pennsylvanica*	Ash	6	5 - Poor	Unbalanced	Trunk Damage, Growing in Fence	REMOVE
3094	*Acer saccharinum*	Silver Maple	29	3 - Fair		Trunk Scar	REMOVE
3095	*Acer saccharinum*	Silver Maple	26	3 - Fair			REMOVE
3096	*Acer saccharinum*	Silver Maple	27	3 - Fair			REMOVE
3097	*Acer saccharinum*	Silver Maple	24	3 - Fair	Broken Limb		REMOVE
3098	*Acer saccharinum*	Silver Maple	25	3 - Fair			REMOVE
3099	*Acer saccharinum*	Silver Maple	31	3 - Fair			REMOVE
3100	*Acer saccharinum*	Silver Maple	17	3 - Fair	Crown Lean		REMOVE
3101	*Acer saccharinum*	Silver Maple	25	3 - Fair			REMOVE
3102	*Acer saccharinum*	Silver Maple	21	4 - Fair/Poor	Lean, Unbalanced	Trunk Scar	REMOVE
					U-shaped joint, Double Leader, Lean, Crown		
3103	*Acer saccharinum*	Silver Maple	30	4 - Fair/Poor	Lean	Trunk Scar	REMOVE
3104	*Acer saccharinum*	Silver Maple	20	5 - Poor	Unbalanced, Crown Lean	Trunk Damage, Trunk Scar	REMOVE
3105	*Acer saccharinum*	Silver Maple	21	4 - Fair/Poor	Lean, Broken Limb		REMOVE
3106	*Acer saccharinum*	Silver Maple	17	5 - Poor		Hollow, Cavity	REMOVE
3107	*Acer saccharinum*	Silver Maple	23	4 - Fair/Poor	Unbalanced	Trunk Scar	REMOVE
3108	*Acer saccharinum*	Silver Maple	15	4 - Fair/Poor	Unbalanced	Cavity	REMOVE
3109	*Picea pungens*	Colorado Spruce	16,45	3 - Fair		10% dead wood	REMOVE
3110	*Pyrus spp.*	Pear	8	3 - Fair	Unbalanced	10% dead wood	REMOVE
3111	*Pyrus spp.*	Pear	6	3 - Fair	Unbalanced		REMOVE

LEGEND

TREE TO BE PRESERVED

TREE TO BE REMOVED

TREE REPLACEMENT REQUIREMENT:
SIGNIFICANT TREES REMOVED: 28 CALIPER INCHES
4" CALIPER REPLACEMENT TREES: 14 TREES

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HIGHBURY CLUB

BUFFALO GROVE, ILLINOIS

TREE PRESERVATION PLAN

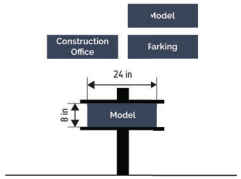
04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

REVISIONS

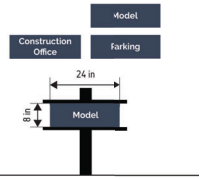
DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L3.1

Know what's below... Call before you dig.

P PARKING SIGN
NOT TO SCALE

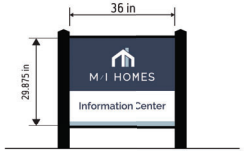


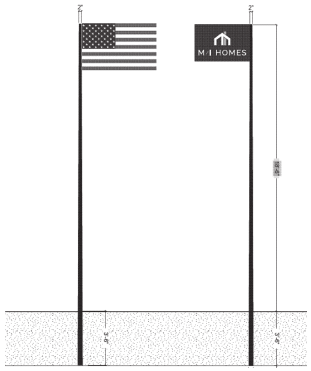
MP MODEL PLACARD SIGN
NOT TO SCALE



SP SALES PLACARD SIGN
NOT TO SCALE

T TALL MARKETING SIGN
NOT TO SCALE

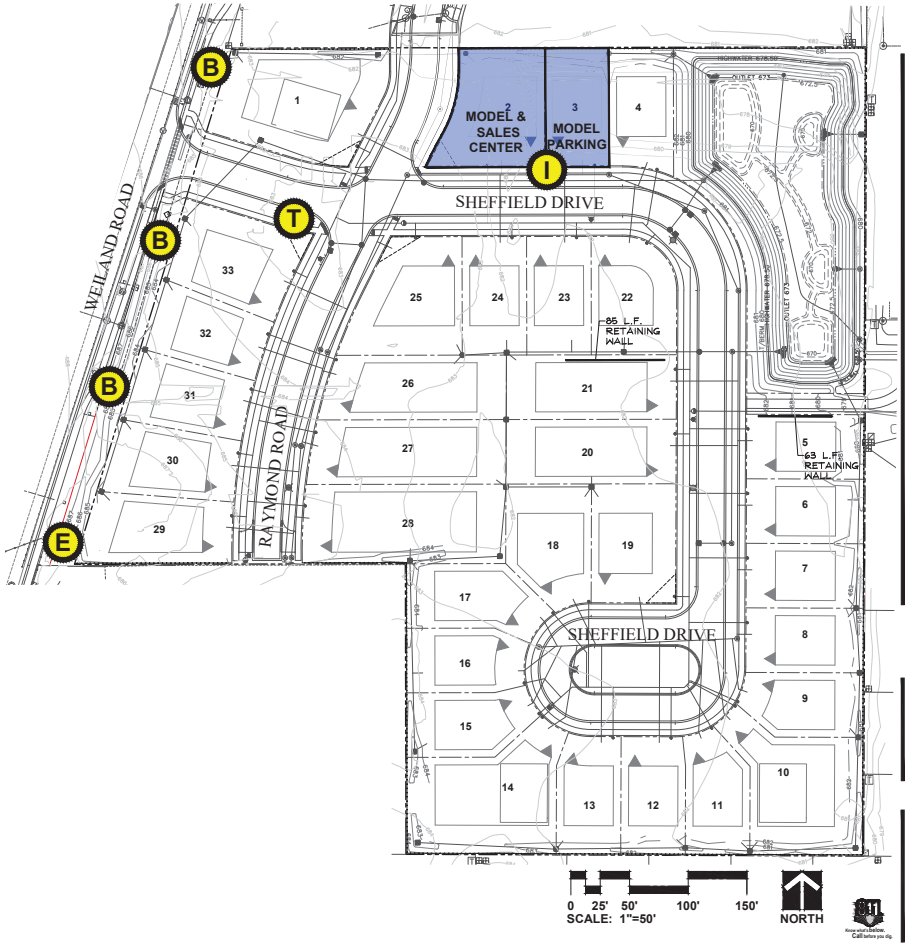




I MODEL INFO CENTER SIGN W/ 2 FLAGPOLES
NOT TO SCALE

E ENTRANCE MARKETING SIGN
NOT TO SCALE

B MARKETING TRAIL 'BURMA SHAVE' SIGN
NOT TO SCALE



HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

MODEL SIGNAGE PLAN

04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

REVISIONS

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L4.1

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LIBERTYVILLE, IL 60048

MODEL PLANT LIST

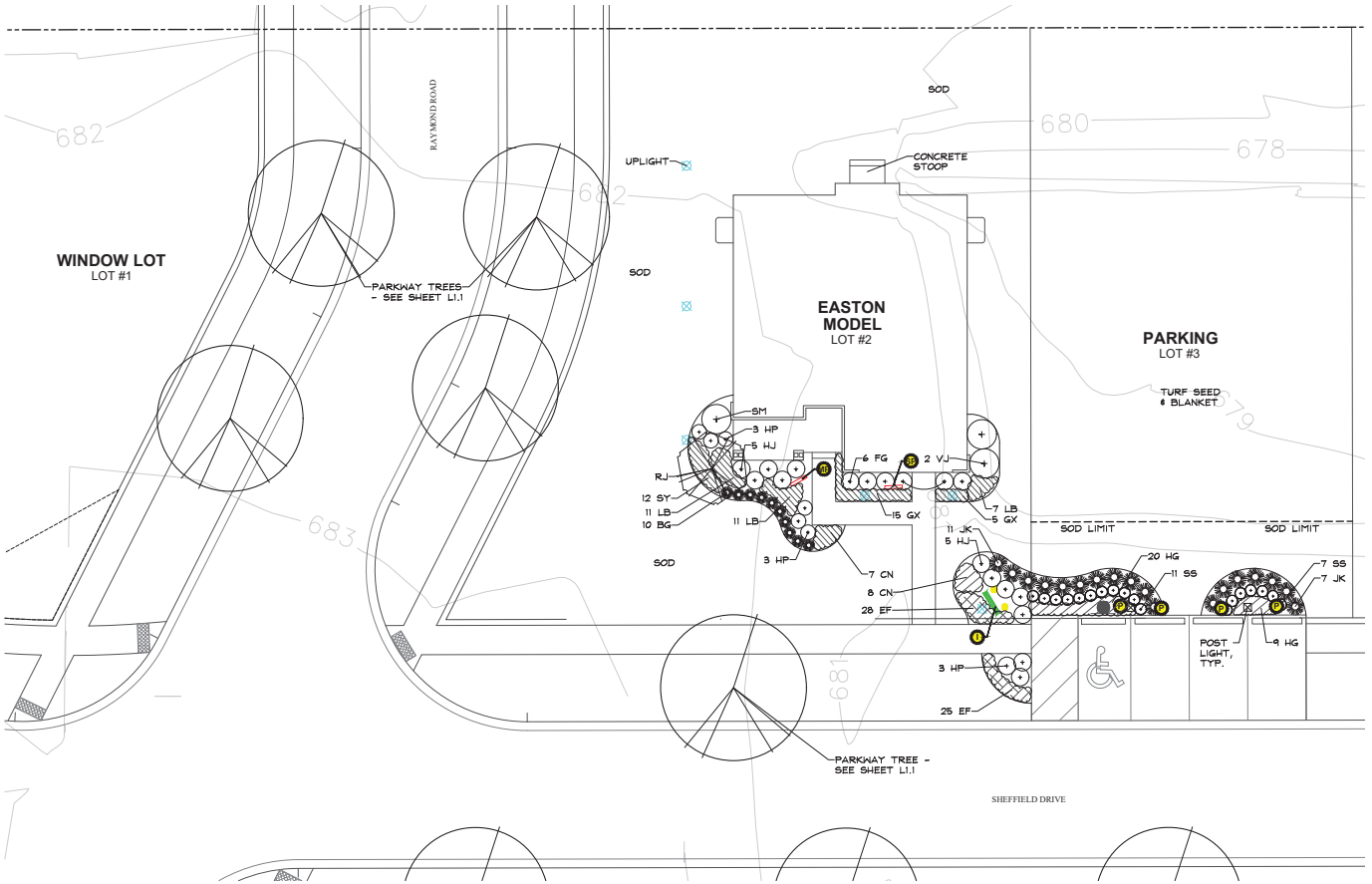
Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
RJ	1	Malus 'Jeuelcole' RED JEWEL CRABAPPLE	8' Ht.	Multi-Stem
		DECIDUOUS SHRUBS		
FG	6	Fothergilla gardenii DWARF FOTHERGILLA	30" Tall	3' O.C.
HJ	10	Hydrangea paniculata 'Jane' LITTLE LIME HYDRANGEA	36" Tall	4' O.C.
HP	9	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	30" Tall	3' O.C.
SM	1	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	36" Tall	4' O.C.
VJ	2	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
		EVERGREEN SHRUBS		
BG	10	Buxus 'Green Gem' GREEN GEM BOXWOOD	24" Wide	2' O.C.
JK	18	Juniperus chinensis 'Daub's Frosted' DAUB'S FROSTED JUNIPER	30" Wide	4' O.C.
		PERENNIALS AND ORNAMENTAL GRASSES		
CN	15	Calamintha nepeta ssp. nepeta LESSER CALAMINT	#1	18" O.C.
GX	20	Geranium sanguineum 'Max Frei' MAX FREI BLOODY CRANESBILL	#1	18" O.C.
HG	29	Hemerocallis 'Going Bananas' GOING BANANAS DAYLILY	#1	18" O.C.
LB	29	Leucanthemum superbum 'Banana Cream II' BANANA CREAM II SHASTA DAISY	#1	18" O.C.
SY	12	Salvia nemerosa 'May Night' MAY NIGHT SALVIA	#1	18" O.C.
SS	18	Schizachyrium scoparium 'Prairie Blues' PRAIRIE BLUES LITTLE BLUESTEM	#1	24" O.C.
		GROUNDCOVERS		
EF	53	Euonymus fortunei var. 'Coloratus' PURPLE WINTERCREEPER	#1	12" O.C.
		MISC. MATERIALS		
	6.4	SHREDDED HARDWOOD MULCH	C.Y.	
	450	SOD	S.Y.	
	0.11	TURF SEED & BLANKET	AC.	
	9	UPLIGHTS	EA.	
	2	POST LIGHT	EA.	

LEGEND

- (I) INFO CENTER SIGN W/2 FLAGPOLES — NOT TO SCALE
- (P) PARKING SIGN — NOT TO SCALE
- (MP) MODEL PLACARD SIGN — NOT TO SCALE
- (SP) SALES PLACARD SIGN — NOT TO SCALE
- UPLIGHT
- COACHLIGHT

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. Irrigation will be installed to cover the whole lot.



MODEL LANDSCAPE PLAN

SCALE: 1"=10'

0 5' 10' 20' 30'

NORTH

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HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

MODEL LANDSCAPE PLAN

04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

REVISIONS

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L4.2

Know what's below. Call before you dig.

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area.

Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
   50% Kentucky Bluegrass 98/85
   15% Cutter Perennial Ryegrass
   10% Spartan Hard Fescue
   10% Edge Perennial Ryegrass
   10% Express Perennial Ryegrass
   5% Pennlawn Creeping Red Fescue

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, refilling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/Municipality upon inspection of the site to verify compliance.

The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GARY R. WEBER ASSOCIATES, INC.
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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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PEARSON BROWN & ASSOC.
1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048

HIGHBURY CLUB
BUFFALO GROVE, ILLINOIS

LANDSCAPE SPECIFICATIONS

REVISIONS	
04	11.20.2025
03	10.24.2025
02	10.10.2025
01	10.02.2025

DATE	07.23.2025
PROJECT NO.	MI24252
DRAWN	MNW
CHECKED	DHS
SHEET NO.	L5.1

Know what's below. Call before you dig.

M/I Homes of Chicago LLC		
Exterior Color Collections (Sadie Ridge - Hardie)		
Collection # 4		
Material:	Color/Style:	Manufacturer:
Lap - Siding	Pearl Gray	Hardie
Vertical - Siding	Gray Slate	Hardie
Roof	Moire Black	Certainteed
Roof - Metal	Black	ACM
Brick	Iron Vineyard	Glen-Gery
Stone	Oakfield Machine Cut	Eden Valders Stone
Exterior Trim (Default)		
Material:	Color/Style:	Manufacturer:
Front Door	Inkwell SW6992	Sherwin Williams
Exterior Trim	Artic White	Hardie
Soffit Fascia	White	ACM or Equal
Gutters	White	ACM or Equal
Garage Door	White	Wayne Dalton
Windows	White	MI Windows

Elevation B

Barclay

2360 s.f.

M/I HOMES

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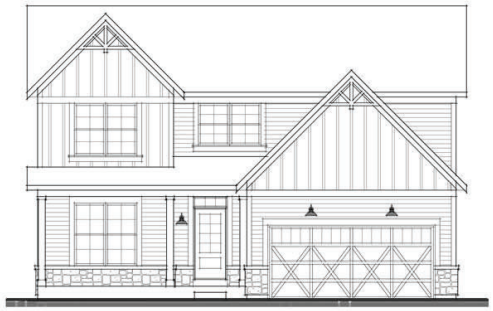
M/I Homes of Chicago

Elevation A

Eelvation B

Elevation C



Elevation D

Elevation E

Barclay

2360 s.f.

M/I HOMES

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Left Elevation

Right Elevation

Rear Elevation

Barclay

2360 s.f.

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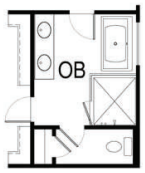
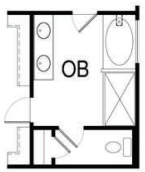
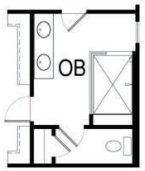


Owners Bath
Free-standng Tub



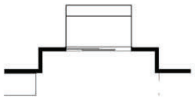
Owners Luxury
Bath



Owners Bath
Walk-in Shower

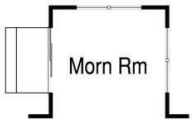
Fireplace

Dining Bay



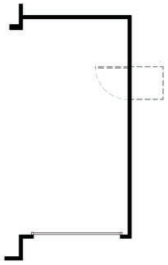
Breakfast Bay

Garage Storage

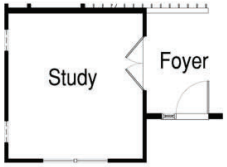


Morning Room

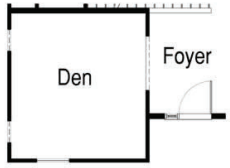
Bedroom 4



3-Car Garage

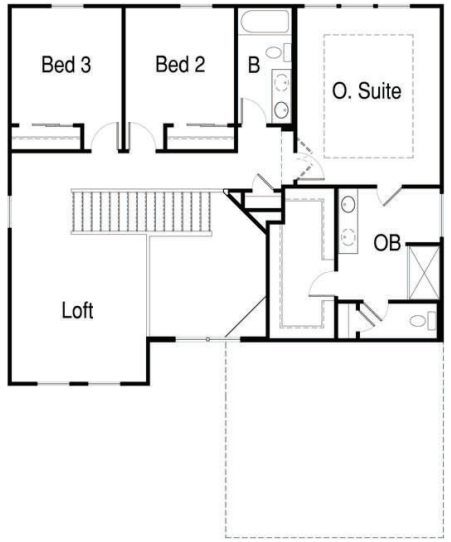


Study

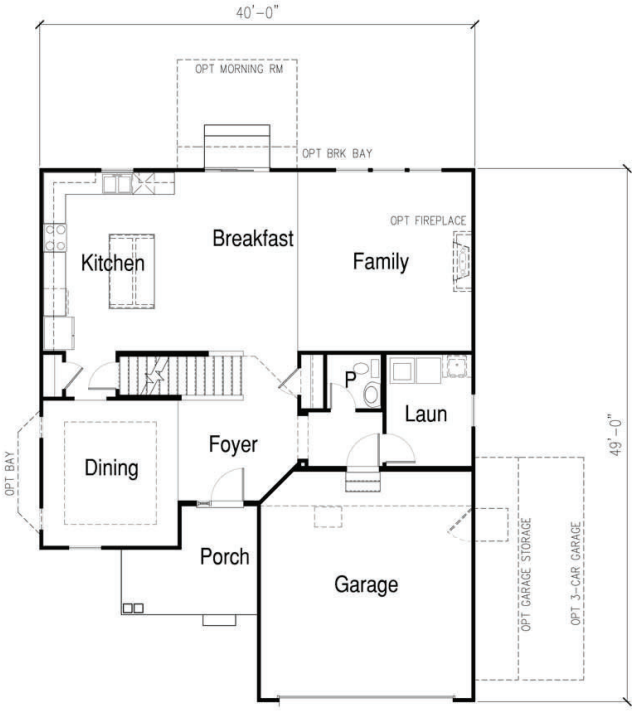


Den

Plan Options



Upper Floor Plan



Main Floor Plan

Barclay

2360 s.f.

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M/I Homes of Chicago LLC		
Exterior Color Collections (Sadie Ridge - Hardie)		
Collection # 8		
Material:	Color/Style:	Manufacturer:
Lap - Siding	Evening Blue	Hardie
Vertical - Siding	Evening Blue	Hardie
Roof	Moire Black	Certainteed
Roof - Metal	Black	ACM
Brick	Bourban Trail	Meridian
Stone	Oakfield Machine Cut	Eden Valders Stone
Designer Package Exterior Trim Upgrade Option:		
Material:	Color/Style:	Manufacturer:
Exterior Trim	Gray Slate	Hardie
Front Porch Columns	Gray Slate	Sherwin Williams (Match)
Soffit Fascia	Black	ACM or Equal
Gutters	Black	ACM or Equal
Garage Door (Painted)	Inkwell SW6992	Sherwin Williams
Windows	Black	MI Windows

Elevation A

Dunbar

2500 s.f.

M/I HOMES

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Elevation A

Eelvation B

Elevation C

Elevation D

Elevation E

Dunbar

2500 s.f.

M/I HOMES

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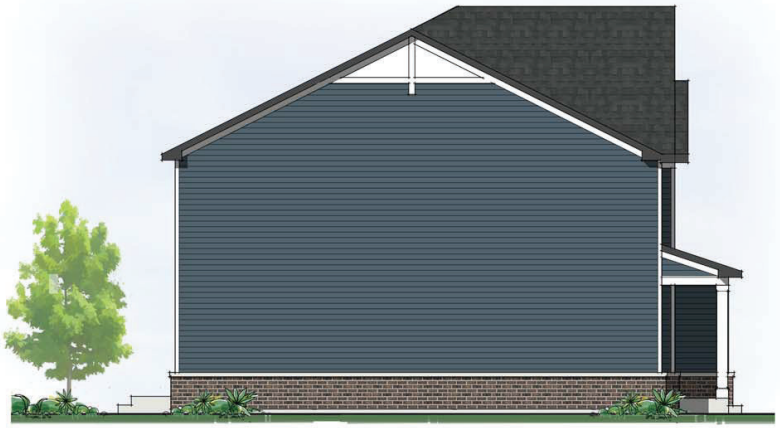
M/I Homes of Chicago



Left Elevation

Right Elevation

Rear Elevation

Dunbar

2500 s.f.

M/I HOMES

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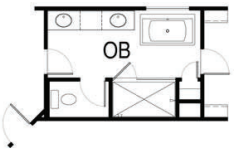
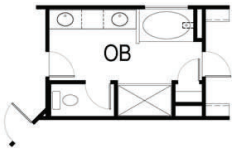
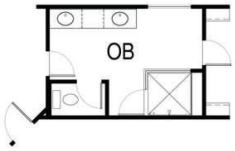


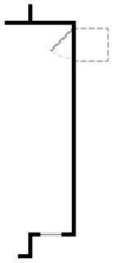
Owners Bath
Free-standng Tub



Owners Luxury
Bath

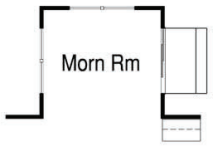


Owners Bath
Walk-in Shower



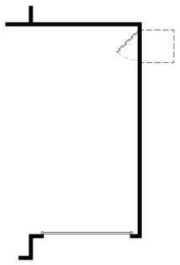
Garage Storage

Breakfast Bay

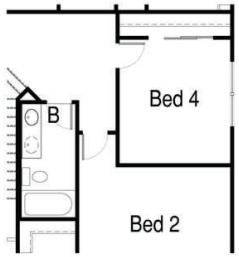


Morning Room

Fireplace



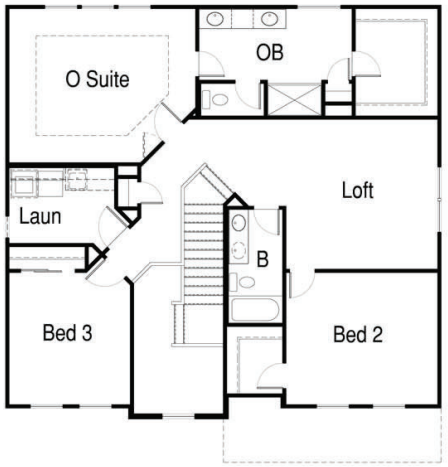
3-Car Garage



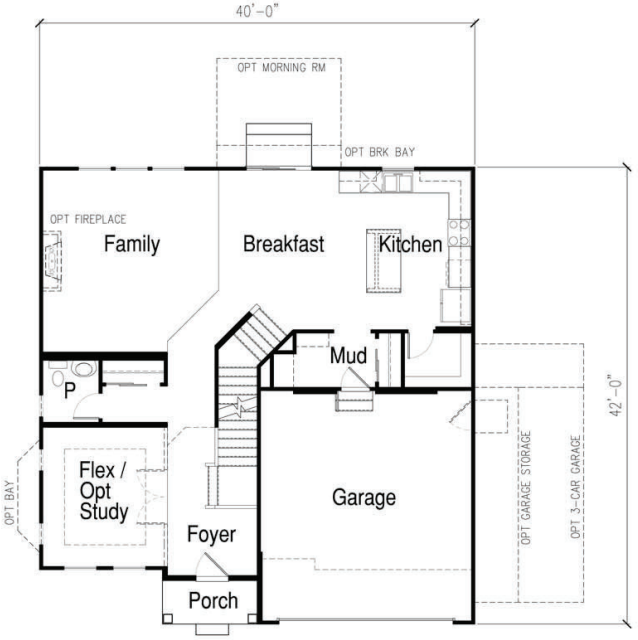
Bedroom 4

Flex Bay

Plan Options



Upper Floor Plan



Main Floor Plan

Dunbar

2500 s.f.

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M/I Homes of Chicago LLC		
Exterior Color Collections (Sadie Ridge - Hardie)		
Collection # 14 **Rustic** Farmhouse ONLY		
Material:	Color/Style:	Manufacturer:
Lap - Siding	Pearl Gray	Hardie
Vertical - Siding	Pearl Gray	Hardie
Roof	Moire Black	Certainteed
Roof - Metal	Black	ACM
Brick	Bourbon Trail	Glen-Gary
Stone	Oakfield Machine Cut	Eden Valders Stone
Designer Package Exterior Trim Upgrade Option:		
Material:	Color/Style:	Manufacturer:
Exterior Trim	Artic White	Hardie
Front Porch Columns	SW 7006 Extra White	Sherwin Williams (Match)
Soffit Fascia	Black	ACM or Equal
Gutters	Black	ACM or Equal
Garage Door (Painted)	Inkwell SW6992	Sherwin Williams
Windows	Black	MI Windows

Elevation E

Easton

2732 s.f.

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Elevation A

Eelvation B

Elevation C

Elevation D

Elevation E

Easton

2732 s.f.

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Left Elevation

Right Elevation

Rear Elevation

Easton

2732 s.f.

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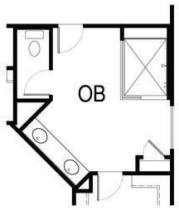
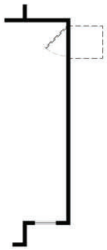
Owners Bath
Free-standng Tub

Owners Luxury
Bath

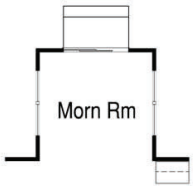


Owners Bath
Walk-in Shower

Breakfast Bay

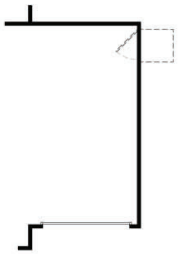


Garage Storage

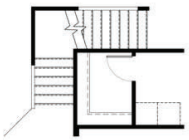


Morning Room

Fireplace



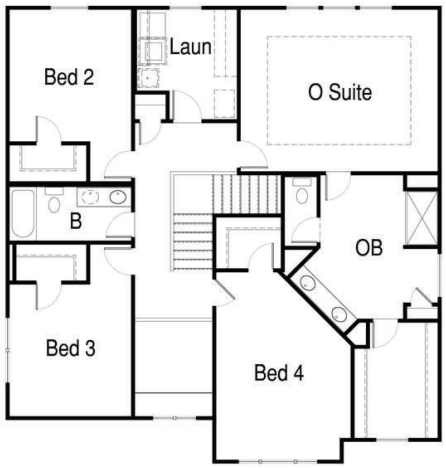
3-Car Garage



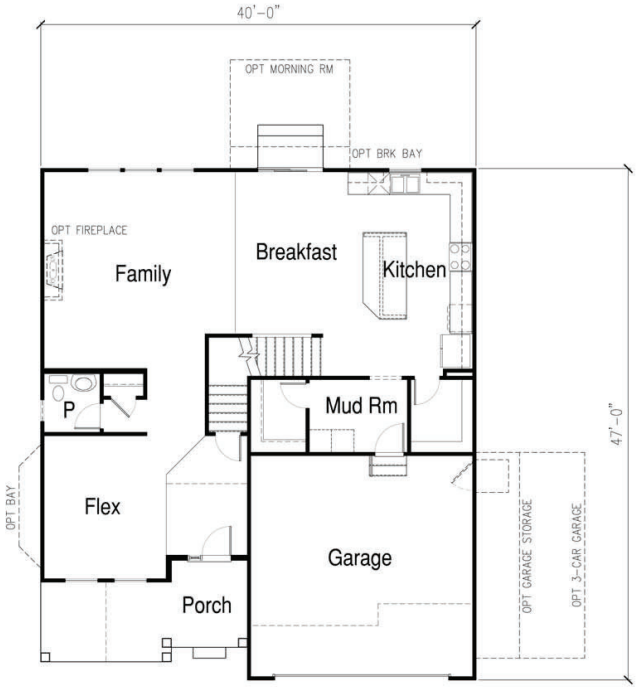
Open Stairs

Flex Bay

Plan Options



Upper Floor Plan



Main Floor Plan

Easton

2732 s.f.

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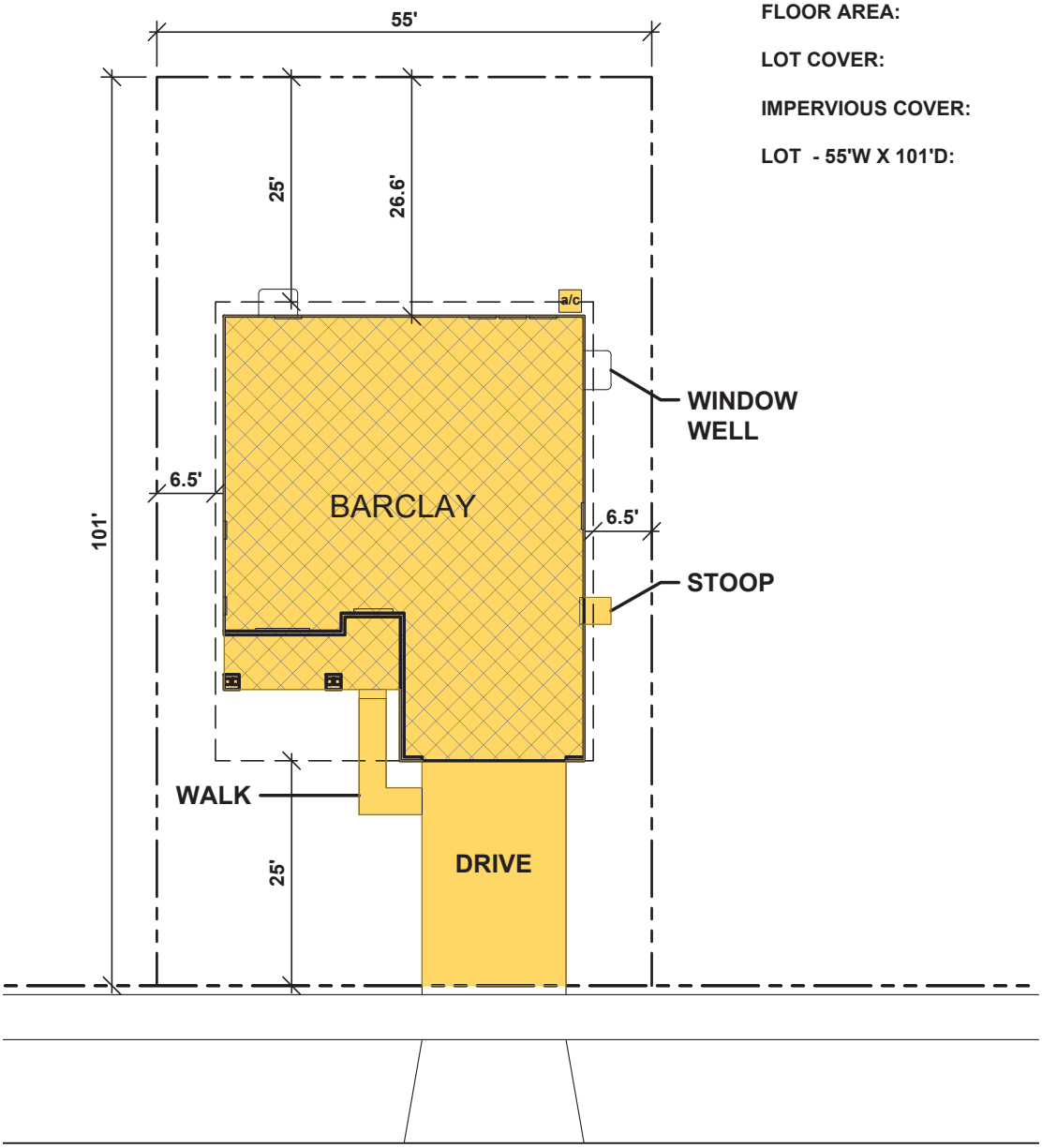
COVERAGE DATA

BARCLAY	AREA	COVERAGE
FLOOR AREA:	2,360 S.F.	RATIO: 0.42 (0.60 MAX.)
LOT COVER:	1,822 S.F.	32.80%
IMPERVIOUS COVER:	2,291 S.F.	41.24% (40% MAX.)
LOT - 55'W X 101'D:	5,555 S.F.	



LOT COVERAGE

IMPERVIOUS AREA

0 10' 20'

SCALE: 1"=20'

NORTH

LOT COVERAGE DEFINITION:

THE AREA OF A ZONING LOT OCCUPIED BY THE PRINCIPAL BUILDING OR BUILDINGS AND ACCESSORY BUILDINGS.

FLOOR AREA DEFINITION:

THE FLOOR AREA OF THE BUILDING OR BUILDINGS ON THAT ZONING LOT DIVIDED BY THE NET AREA OF SUCH ZONING LOT. THE "FLOOR AREA RATIO" REQUIREMENTS, AS SET FORTH UNDER EACH ZONING DISTRICT, SHALL DETERMINE THE MAXIMUM FLOOR AREA ALLOWABLE FOR THE BUILDINGS (GROSS FLOOR SPACE OF BOTH PRINCIPAL AND ACCESSORY BUILDINGS) IN DIRECT RATIO TO THE NET AREA OF THE ZONING LOT. THE "FLOOR AREA" OF A BUILDING IS DEFINED AS TOTAL GROSS FLOOR SPACE. ANY SPACE DEVOTED TO OFF-STREET PARKING OR LOADING SHALL NOT BE INCLUDED IN THE FLOOR AREA.

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LOT COVERAGE EXHIBIT
HIGHBURY CLUB - BARCLAY
BUFFALO GROVE, ILLINOIS

11/07/2025

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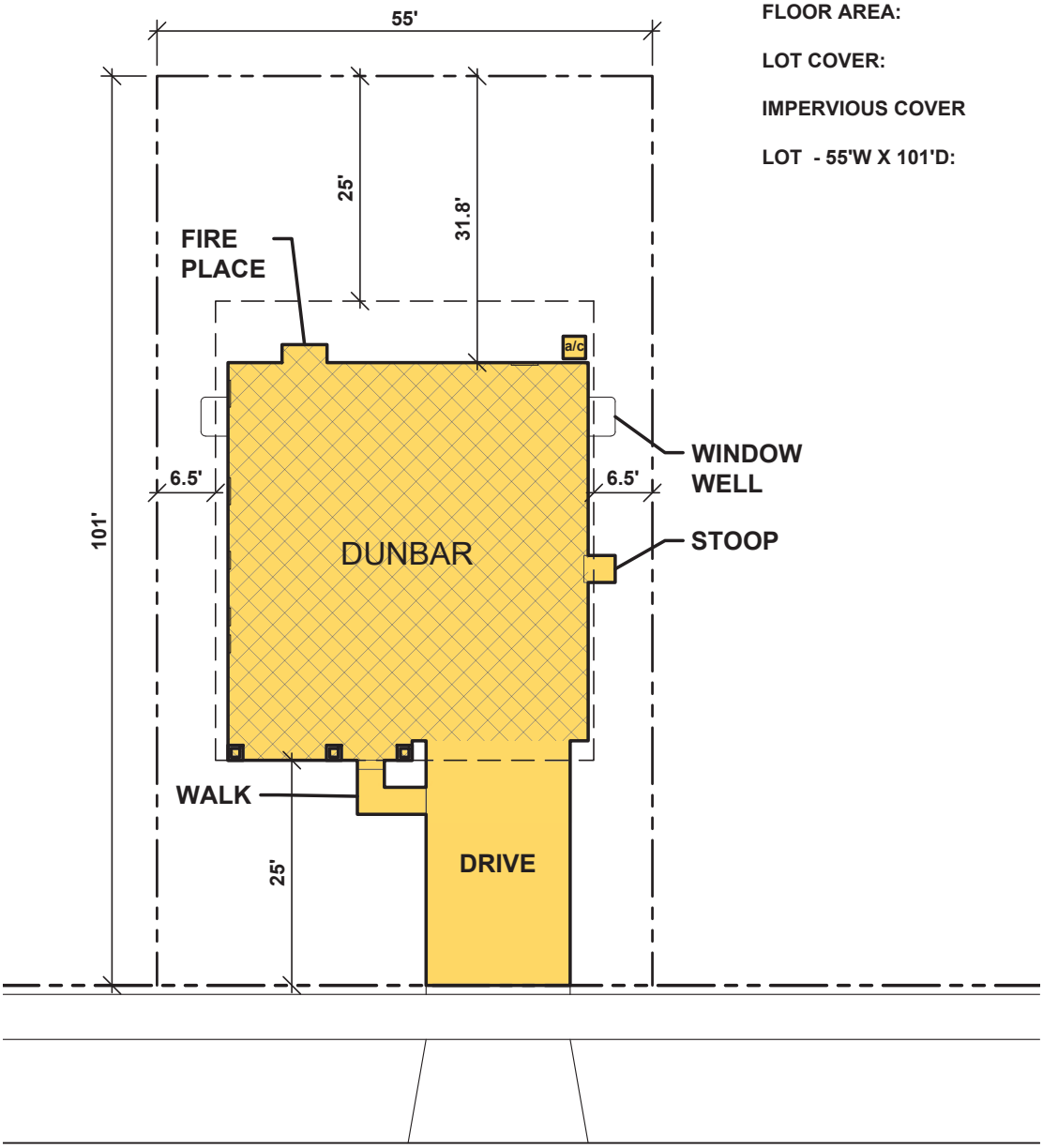
COVERAGE DATA

DUNBAR	AREA	COVERAGE
FLOOR AREA:	2,494 S.F.	RATIO: 0.45 (0.60 MAX.)
LOT COVER:	1,734 S.F.	31.22%
IMPERVIOUS COVER	2,216 S.F.	39.89% (40% MAX.)
LOT - 55'W X 101'D:	5,555 S.F.	



LOT COVERAGE

IMPERVIOUS AREA

0 10' 20'
SCALE: 1"=20'

NORTH

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LOT COVERAGE EXHIBIT
HIGHBURY CLUB - DUNBAR
BUFFALO GROVE, ILLINOIS

11/07/2025

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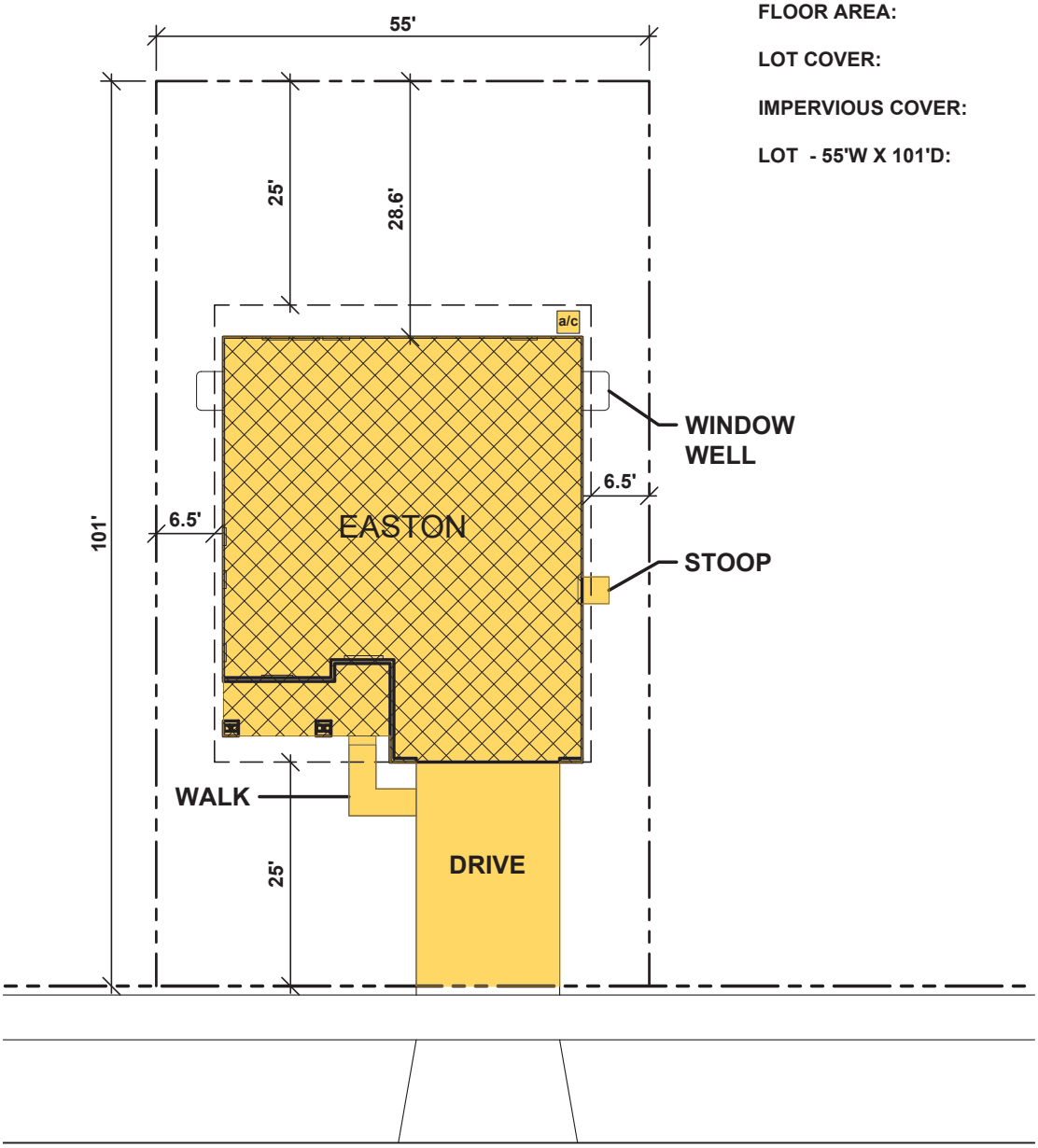
COVERAGE DATA

EASTON	AREA	COVERAGE
FLOOR AREA:	2,738 S.F.	RATIO: 0.49 (0.60 MAX.)
LOT COVER:	1,842 S.F.	33.16%
IMPERVIOUS COVER:	2,298 S.F.	41.37% (40% MAX.)
LOT - 55'W X 101'D:	5,555 S.F.	



LOT COVERAGE

IMPERVIOUS AREA

0 10' 20'

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LOT COVERAGE EXHIBIT
HIGHBURY CLUB - EASTON
BUFFALO GROVE, ILLINOIS

11/07/2025

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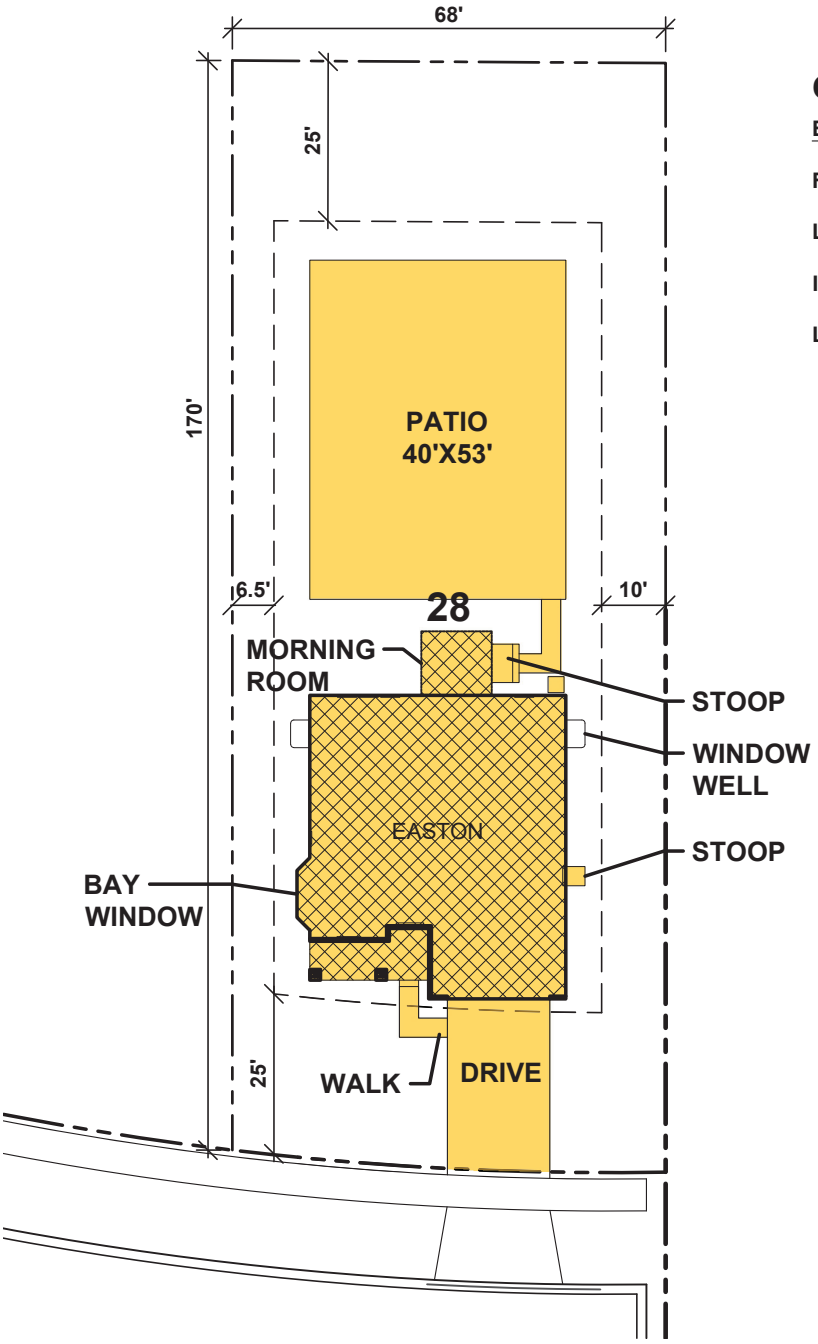

COVERAGE DATA

EASTON	AREA	COVERAGE
FLOOR AREA:	2,867 S.F.	RATIO: 0.25 (0.60 MAX.)
LOT COVER:	1,953 S.F.	16.87%
IMPERVIOUS COVER:	4,647 S.F.	39.78% (40% MAX.)
LOT - 55'W X 101'D:	11,683 S.F.	

LOT COVERAGE

IMPERVIOUS AREA

0 10' 20'
SCALE: 1"=20'

NORTH

LOT COVERAGE DEFINITION:
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LOT COVERAGE EXHIBIT
HIGHBURY CLUB - LOT 28 - EASTON
BUFFALO GROVE, ILLINOIS 11/07/2025

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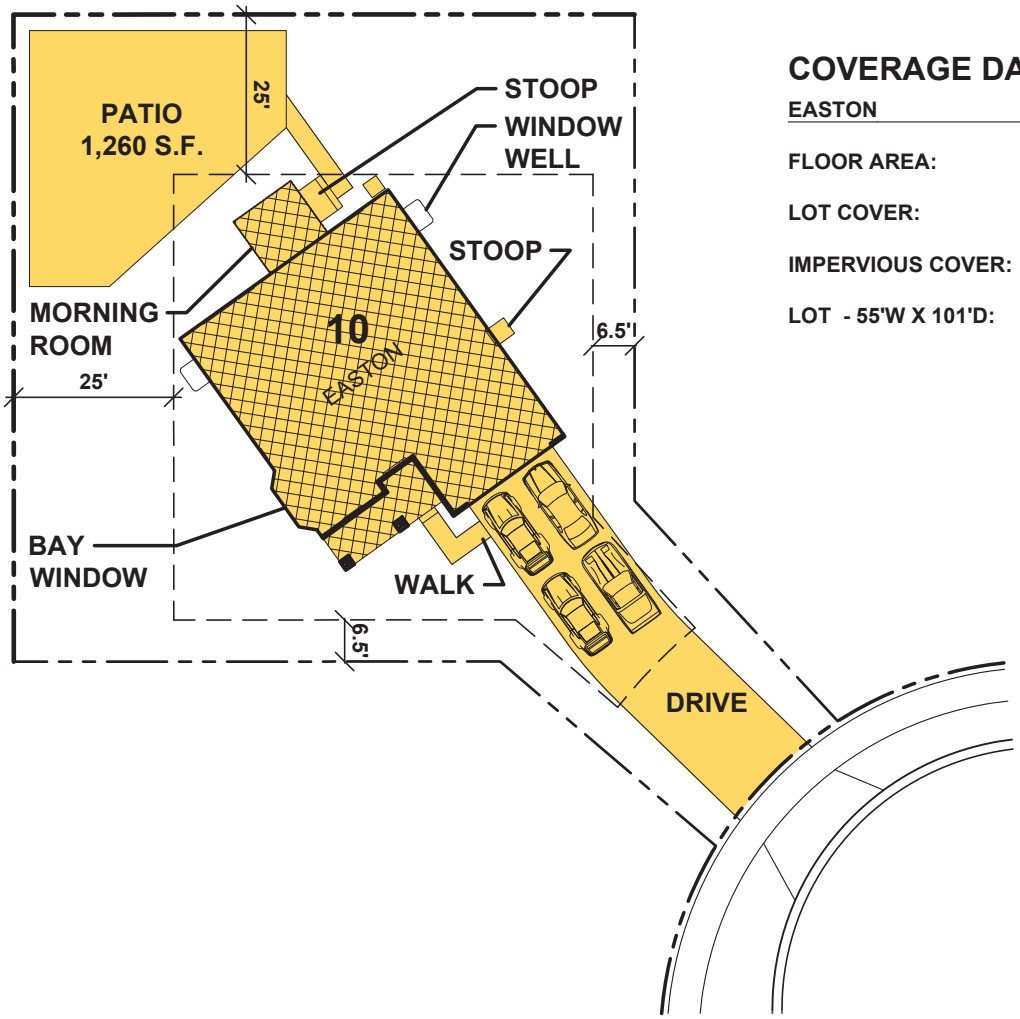

COVERAGE DATA

EASTON	AREA	COVERAGE
FLOOR AREA:	2,867 S.F.	RATIO: 0.26 (0.60 MAX.)
LOT COVER:	1,953 S.F.	17.95%
IMPERVIOUS COVER:	4,351 S.F.	39.99% (40% MAX.)
LOT - 55'W X 101'D:	10,880 S.F.	

LOT COVERAGE

IMPERVIOUS AREA

0 10' 20'
SCALE: 1"=20'

NORTH

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LOT COVERAGE EXHIBIT
HIGHBURY CLUB - LOT 10 - EASTON
BUFFALO GROVE, ILLINOIS 11/07/2025

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www.ryan.com

Fiscal Impact Study

For the Highbury Development

Village of Buffalo Grove, Illinois

Prepared For: M/I Homes
Prepared By: Ryan, LLC

December 11, 2025

PRELIMINARY FISCAL IMPACT STUDY
FOR THE PROPOSED HIGHBURY DEVELOPMENT
BUFFALO GROVE, ILLINOIS

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FISCAL IMPACT ANALYSIS
FOR THE PROPOSED HIGHBURY DEVELOPMENT
BUFFALO GROVE, ILLINOIS

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EXECUTIVE SUMMARY

Ryan, LLC ("Ryan"), has been retained by M/I Homes (the "Developer") to evaluate the fiscal impact of a new residential development to be constructed on the property located at the southeast corner of the intersection at Pauline Avenue and Weiland Road in Buffalo Grove, Illinois (the "Property") on the Aptakisic-Tripp Consolidated Community School District 102 ("District 102"), Adlai E. Stevenson High School District 125 ("District 125"), the Buffalo Grove Park District (the "Park District") and the Village of Buffalo Grove, Illinois (the "Village").

The Property consists of approximately 8.3 acres of land (the "Project Site"). The development will consist of the construction of the following 33 units of residential housing (the "Development") on the Project Site:

Number of Units	Description	Weighted Average Market Value
10	Single Family Barclay (4 Bedrooms)	803,681
13	Single Family Dunbar (4 Bedrooms)	814,281
10	Single Family Eastman (4 Bedrooms)	846,081
33	Total	

Source: Developer

The Developer's projected absorption schedule for the Development represents an approximate one (1) year period, beginning with site preparation occurring in the first quarter of 2026. Construction of the Development is expected to commence in the second or third quarter of 2026 with the first units occupied in the fourth quarter of 2027, with all units projected to be occupied by December 1, 2027.

The fiscal impact of the potential number of additional school age children generated by the construction of the Development on District 102 and District 125 and the potential number of additional residents generated by the construction of the Development on the Park District and the Village was analyzed herein based on the multipliers obtained from the Village (the "Demographic Multipliers).

In addition to the property tax revenues and impact fees that are expected to be generated by the Development, the Park District should also expect to receive additional fees generated by residents of the Development from the use of certain of the Park District's recreational facilities and programs (the "Other Park District Revenues") which are projected to be used to offset any additional expenditures related to any such facilities or programs. Furthermore, the Development is not expected to require the Park District to provide for additional facilities or programs. The Development is not expected to require the Park District to add additional administrative, public safety or public works staff or make necessary any additional capital expenditures related thereto.

Furthermore, the Developer has requested that Ryan also evaluate the projected tax revenues that would be generated for the Village and the additional expenditures that would be incurred by the Village due to the Development. In addition to the property tax revenues that are expected to be generated by the Development, the Village should also expect to receive additional permit fees, telecom tax revenues, sales tax revenues generated by residents of the Development acquiring goods from Buffalo Grove merchants, income tax sharing revenues, motor fuel tax sharing revenues and various other fees (the "Other Village Revenues"). The streets and other infrastructure improvements will be constructed by the Developer and therefore would not cause the Village to incur any significant additional capital expenditures due to the construction of the Development. Furthermore, the Developer is expected to maintain such streets and infrastructure improvements until the transfer of title to such improvements at the completion of the construction of the Development. The Development is not expected to require the Village to add administrative, public safety or public works staff related thereto nor is the Village expected to be required to acquire or construct any additional equipment or facilities relating to the services to be provided by the Village with respect to the Development.

The findings in this analysis with respect to the property taxes that are projected to be generated by the Development are as follows:

	Development
Total Stabilized Property Market Value	$27,083,286
Incremental Stabilized Equalized Assessed Value	$8,311,095

The findings in this analysis with respect to the financial impacts of the Development to District 102 and District 125 are as follows:

	District 102	**District 125**
	Development	**Development**
Stabilized Demographic Impact		
No. of Additional Elementary School Age Children	**27**	**12**
Annual Property Tax Revenues (Stabilized Year 2029)		
Stabilized (2029) Incremental Property Tax Revenues	$343,425	$259,096
Annual Incremental Fiscal Impact (Stabilized Year 2029)		
Stabilized Annual Revenues (Property Tax & Other Income)	$369,646	$269,673
Stabilized Annual Operating Expenses	(357,075)	(173,477)
Stabilized (2029) Annual Fiscal Impact	**$12,571**	**$96,196**
Cumulative Annual Fiscal Impact (20 Years)		
Cumulative Fiscal Impact (20 Years)	**$6,792**	**$1,538,941**

The findings in this analysis with respect to the financial impacts of the Development to the Park District and the Village are as follows:

	Park District	Village
	Development	**Development**
Stabilized Demographic Impact		
No. of Additional Residents	**124**	**124**
Annual Property Tax Revenues (Stabilized Year 2029)		
Stabilized (2029) Incremental Property Tax Revenues	$41,300	$110,755
Annual Incremental Fiscal Impact (Stabilized Year 2029)		
Stabilized Annual Revenues (Property Tax & Other Income)	$66,929	$147,405
Stabilized Annual Operating Expenses	(44,600)	(17,603)
Stabilized (2029) Annual Fiscal Impact	**$22,329**	**$129,802**
Cumulative Annual Fiscal Impact (20 Years)		
Cumulative Fiscal Impact (20 Years)	**$587,399**	**$1,552,213**

I. INTRODUCTION

Ryan, LLC ("Ryan"), has been retained by M/I Homes (the "Developer") to evaluate the fiscal impact of a new residential development to be constructed on the property located at the southeast corner of the intersection at Pauline Avenue and Weiland Road in Buffalo Grove, Illinois (the "Property") on the Aptakisic-Tripp Consolidated Community School District 102 ("District 102"), Adlai E. Stevenson High School District 125 ("District 125"), the Buffalo Grove Park District (the "Park District") and the Village of Buffalo Grove, Illinois (the "Village").

The Property consists of approximately 8.3 acres of land (the "Project Site"). The development will consist of the construction of the following 33 units of residential housing (the "Development") on the Project Site:

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10	Single Family Barclay (4 Bedrooms)	803,681
13	Single Family Dunbar (4 Bedrooms)	814,281
10	Single Family Eastman (4 Bedrooms)	846,081
33	Total	

Source: Developer

The Developer's projected absorption schedule for the Development represents an approximate one (1) year period, beginning with site preparation occurring in the first quarter of 2026. Construction of the Development is expected to commence in the second or third quarter of 2026 with the first units occupied in the fourth quarter of 2026, with all units projected to be occupied by December 1, 2027.

The following Table 1 provides the Developer's anticipated absorption schedule for the Development. Absorption for the Development is expected to occur over an approximately one (1) year period:

Table 1
Absorption Analysis - Development

		2025	2026	2027	2028
Absorption Schedule					
Housing Units Sold Per Year	Avg. Value/Unit				
Single Family Barclay (4 Bedrooms)	803,681	0	0	10	0
Single Family Dunbar (4 Bedrooms)	814,281	0	0	13	0
Single Family Eastman (4 Bedrooms)	846,081	0	0	10	0
Total Units Sold Per Year		0	0	33	0
Cumulative Units Sold					
Single Family Barclay (4 Bedrooms)	803,681	0	0	10	10
Single Family Dunbar (4 Bedrooms)	814,281	0	0	13	13
Single Family Eastman (4 Bedrooms)	846,081	0	0	10	10
Cumulative Units Sold		**0**	**0**	**33**	**33**
% Housing Units Occupied Each Year[(1)]	Avg. Value/Unit				
Single Family Barclay (4 Bedrooms)	803,681	0.0%	0.0%	50.0%	100.0%
Single Family Dunbar (4 Bedrooms)	814,281	0.0%	0.0%	50.0%	100.0%
Single Family Eastman (4 Bedrooms)	846,081	0.0%	0.0%	50.0%	100.0%

Notes:
[(1)] Assumes 50% aggregate occupancy for all new units occupied in each year

The purpose of this analysis is to identify the fiscal impact of the Development on District 102, District 125, the Park District and the Village.

No allowances are made in this analysis for the effects of inflation on expenditures, and likewise, no allowances are made for: (i) appreciation of real estate property values and the resulting increase in higher property tax revenues from such appreciation; and (ii) potential changes in property tax rates or assessment rate calculations. The adjustments would call for speculation and would therefore be debatable and distort the objectivity of the analysis. The primary objective is to show the relationship between revenues and expenditures. The amounts shown in future years merely represent this relationship.

Furthermore, no allowances were made for (i) the Disabled Persons' Homestead Exemption, (ii) the Disabled Veteran Exemption, (iii) the Disabled Veterans Standard Homestead Exemption, (iv) the Returning Veterans' Homestead Exemption, and (v) the Senior Citizens Tax Freeze Homestead Exemption. In addition, no allowances were made with respect to the determination of the number of school children expected to be generated based on the assumption of any unit being potentially owned by a senior citizen(s) that would avail themselves of either the

Senior Citizens Homestead Exemption and/or the Senior Citizens Tax Freeze Homestead Exemption.

It is anticipated that the Development will generate substantial new revenues for District 102, District 125, the Park District and the Village. An Executive Summary of the anticipated fiscal impact to District 102, District 125, the Park District and the Village precedes this Introduction.

Note: Due to the use of Microsoft Excel spreadsheets to provide calculations herein, some figures presented may vary slightly from figures using a calculator due to the rounding difference. The differences are minimal and are not significant to the analysis herein.

II. POPULATION GENERATED FOR THE PARK DISTRICT AND THE VILLAGE AND STUDENT POPULATION GENERATED FOR DISTRICT 102 AND DISTRICT 125

The following population projections are based on the multipliers for single-family attached, detached and apartment residences obtained from the Village of Buffalo Grove, Illinois Municipal Code Title 19, Chapter 19.01, Section 050 (the "Demographic Multipliers").

The units within the Development are first expected to be occupied at the beginning of 2027 with the units occupied throughout the year during the projected absorption period reflected in Table 1 and assuming an average occupancy of three to four units occupied each month (ex. for the 33 units in the Development occupied in 2027, the analysis assumes that 50% of the 33 units are occupied the entire year to adjust for partial occupancy of each of the units for purposes of calculating the population).

The analysis herein is based on the estimates of the number of projected school children that would attend District 102 and District 125 schools for the Development that have been derived from the Demographic Multipliers.

A. Development

1. General Population

Based on the absorption schedule in Table 1, we are projecting an ultimate population of 124 residents within the Development by December 31, 2028 (with completion of the Development in 2027) as provided in the following Table 2:

Table 2
Projected Population Analysis - Development

		Year	2025	2026	2027	2028
	Total Units	Pop./Unit[1]				
Single Family Barclay (4 Bedrooms)	10	3.764	0.000	0.000	18.820	37.640
Single Family Dunbar (4 Bedrooms)	13	3.764	0.000	0.000	24.466	48.932
Single Family Eastman (4 Bedrooms)	10	3.764	0.000	0.000	18.820	37.640
Adj. Total No. of Residents[2]	**33**		**0**	**0**	**62**	**124**

Notes:
[1] Multipliers for average population per household were obtained from Village of Buffalo Grove, Illinois Municipal Code Title 19 Chapter 19.01, Section 050
[2] Adjusted for 50% occupancy of additional units added each year

2. Student Population

Based on the Demographic Multipliers, the analysis in the following Table 3 projects (i) an additional twenty-seven (27) students will attend District 102 schools, and (ii) an additional twelve (12) students will attend District 125 schools upon completion of the Development.

Table 3
Projected Student Population - Development

	Total Units	Pop./Unit[1]	Year 2025	2026	2027	2028
High School Age						
Single Family Barclay (4 Bedrooms)	10	0.360	0.000	0.000	1.800	3.600
Single Family Dunbar (4 Bedrooms)	13	0.360	0.000	0.000	2.340	4.680
Single Family Eastman (4 Bedrooms)	10	0.360	0.000	0.000	1.800	3.600
Total No. High School Age Children[2]			**0**	**0**	**6**	**12**
Elementary School (Grades K-8) Population						
Single Family Barclay (4 Bedrooms)	10	0.828	0.000	0.000	4.140	8.280
Single Family Dunbar (4 Bedrooms)	13	0.828	0.000	0.000	5.382	10.764
Single Family Eastman (4 Bedrooms)	10	0.828	0.000	0.000	4.140	8.280
Total No. Elementary School Children[2]			**0**	**0**	**13**	**27**
Total No. Elementary and Jr. High School Children			**0**	**0**	**13**	**27**
Total No. School Children			**0**	**0**	**19**	**39**
Total No. Elementary and Jr. High School Children Added Per Year			**0**	**0**	**13**	**14**

Notes:
[1] Multipliers for average population per household were obtained from Village of Buffalo Grove, Illinois Municipal Code Title 19 Chapter 19.01, Section 050
[2] Adjusted for 50% occupancy of additional units added each year

Also reviewed were the number of students that would have been generated based on the number of students that currently reside in the Link Crossing development in the Village and which attend District 102 and District 125 schools. Based on multipliers that were calculated based on the actual number of students generated by the Link Crossing development, the Development would be projected to generate 25 students that would attend District 102 schools and would be projected to generate 10 students that would attend District 125 schools.

III. PROCEDURE FOR ESTIMATING REVENUE GENERATION – PROPERTY TAXES

Annual property tax collections that are estimated to be generated by the Development are based upon the following assumptions provided by the Developer and pursuant to other internal and external sources available to Ryan.

For purposes of calculation of property tax revenues, this Study does not take into account assessments for individual units that are occupied for portions of tax years but as a whole and assuming 50% occupancy. For example, units that are expected to be occupied during 2027 will first be reflected as occupied for property tax assessment purposes at an average occupancy level of 50% in the 2027 tax levy year (ex. for the 33 units in the Development occupied in 2027, the analysis assumes that the equivalent of 16 units are occupied the entire year for purposes of calculating the assessed value for such year). Therefore, the year for total absorption of the entire Development for property tax calculation purposes is assumed to be tax levy year 2028. The estimate of the absorption is based upon current market conditions and may be modified as such conditions change. For the purpose of the analysis herein, occupancy and assessment are assumed to occur between January 1 and the end of each calendar year.

The analysis for the Development assumes that the Project Site will be assessed by the Lake County Assessor (commencing with the tax levy year 2025) as vacant land. The analysis assumes that the assessed value of the Project Site will be based on the 2024 assessed value of the Project Site of $452,658 and continue to be assessed as vacant property for tax levy years 2025 and 2026.

The following Table 4 describes the Property Index Numbers assigned to the Project Site, and the 2024 tax levy year (the most recent year available) assessed valuation for the Project Site:

Table 4
Base Assessed Value

Property Index No.	Assessed Value
15-33-402-111	$328,939
15-33-402-112	$240
15-33-402-128	$123,479
Total EAV	$452,658

Source: Lake County Clerk's office

A. Estimated Total Market Value and Incremental Equalized Assessed Value

The following Table 5 provides a projection of the equalized assessed value of the Development for the tax levy years 2025 through 2044. The total market value of the Development after completion in 2028 is projected to be $27,083,286 and the incremental equalized assessed value of the Development after completion is expected to be $8,311,095.

Table 5

Pro Forma Real Property Tax Analysis - Development

Tax Levy Year (Year of Occupancy)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Tax Collection Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Current Property Value (Assessor)[1]	1,357,975	1,357,975	0	0	0	0	0	0	0	0	0
Single Family Barclay (4 Bedrooms)	0	0	4,018,407	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814
Single Family Dunbar (4 Bedrooms)	0	0	5,292,829	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658
Single Family Eastman (4 Bedrooms)	0	0	4,230,407	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814
Total Market Value	1,357,975	1,357,975	13,541,643	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286
Assessment Rate	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%
Total Assessed Value	452,658	452,658	4,513,877	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753
2024 State Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalized Assessed Valuation	452,658	452,658	4,513,877	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753
Less: Homestead Exemption @ $8,000 Per Unit	0	0	132,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000
Equalized Assessed Value of Land Prior to Construction	452,658	452,658	452,658	452,658	452,658	452,658	452,658	452,658	452,658	452,658	452,658
Incremental Equalized Assessed Value	**0**	**0**	**3,929,219**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**

Notes:

[1]Based on current assessed value (2024 tax year) for tax years 2025

Table 5 (cont.)

Pro Forma Real Property Tax Analysis - Development

Tax Levy Year (Year of Occupancy)	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Tax Collection Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Current Land Value (Assessor)[1]	0	0	0	0	0	0	0	0	0	0
Single Family Barclay (4 Bedrooms)	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814	8,036,814
Single Family Dunbar (4 Bedrooms)	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658	10,585,658
Single Family Eastman (4 Bedrooms)	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814	8,460,814
Total Market Value	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286	27,083,286
Effective Assessment Rate	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	33.33%
Total Assessed Value	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753
2024 State Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalized Assessed Valuation	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753	9,027,753
Less: Homestead Exemption @ $8,000 Per Unit	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000	264,000
Equalized Assessed Value of Land Prior to Construction	452,658	452,658	452,658	452,658	452,658	452,658	452,658	452,658	452,658	452,658
Incremental Equalized Assessed Value	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**	**8,311,095**

Notes:

(1)Based on current assessed value (2024 tax year) for tax years 2025

B. Tax Rate Assumptions

District 102's 2024 tax rate ($4.132132 per $100 of assessed value which includes the levy for the pensions) (the "District 102 Tax Rate") was used in this analysis to calculate the projected property tax revenues that would be available to District 102 from the Development. District 125's 2024 tax rate ($3.117467 per $100 of assessed value which includes the levy for the pensions) (the "District 125 Tax Rate") was used in this analysis to calculate the projected property tax revenues that would be available to District 125 from the Development. The Park District's 2024 tax rate ($0.496924 per $100 of assessed value which includes the levy for the pensions) (the "Park District Tax Rate") was used in this analysis to calculate the projected property tax revenues that would be available to Park District from the Development. The Village's 2024 tax rate ($0.79768 per $100 of assessed value which includes the levy for the police pension fund) (the "Village Tax Rate") was used in this analysis to calculate the projected property tax revenues that would be available to the Village from the Development.

For comparison purposes, the following Table 6 provides the amount of property taxes that were to be received by District 102, District 125, the Park District and the Village with respect to the Project Site in the 2025 tax collection year (based on the 2024 EAV for the Project Site and the 2024 tax rates):

Table 6

Taxing District	2025 Property Tax Collection
District 102	$ 18,704
District 125	14,111
Park District*	2,249
Village*	3,611
Total	$ 38,676

**Assumes all parcels are annexed to Village and Park District*

C. Risks Associated with the Projections

The calculations in this Study hereof present a projection of revenues based upon the construction and occupancy of the Development in accordance with the absorption schedules provided by the Developer. Accordingly, the estimates reflect the Developer's judgment, based upon present circumstances, of the most likely set of conditions and the most likely course of action. Review also included those procedures considered necessary to evaluate both the assumptions used by the aforementioned sources and the preparation and presentation of the forecast. Changes in assumptions would require revision of the projections.

Legislation and regulations at all levels of government have affected and may continue to affect revenue projections for the Development. These estimates are based upon legislation and regulations currently in effect. If future legislation or regulations related to property tax assessment, collections or distributions or general state aid distributions are enacted, such

legislation or regulations could have a material effect on the availability of property taxes and evidence based funding.

Risks associated with the development and the ultimate generation of property taxes and general state aid include, but are not limited to, the following:

A. The Lake County's method used to assess such properties may be altered for both the value of new structures and land value, which may result in a potentially reduced or altered valuation in a particular year. The state equalization multiplier is also subject to change annually.

B. Any changes in the Lake County formulas for determining valuation.

C. Any changes in local tax rates.

D. Changes in the formulas or methods by which the State currently distributes general state aid to schools could directly affect the projected evidence based funding generated by the Development.

E. Changes in the formulas or methods by which the State currently distributes certain revenues to the Village would directly affect the projected revenues of the Village.

IV. IMPACT FEE ANALYSIS

The following is an analysis of the impact fees that are projected to be generated by the Development for District 102, District 125 and the Park District.

Table 7
Impact Fee Analysis

		2025	2026	2027
Impact Fees - District 102				
Housing Units Sold Per Year	Impact Fee/Unit[1]			
Single Family Barclay (4 Bedrooms)	4,459	0	0	44,590
Single Family Dunbar (4 Bedrooms)	4,459	0	0	57,967
Single Family Eastman (4 Bedrooms)	4,459	0	0	44,590
Total Impact Fees - District 102		0	0	147,147
Impact Fees - District 125				
Housing Units Sold Per Year				
Single Family Barclay (4 Bedrooms)	1,096	0	0	10,957
Single Family Dunbar (4 Bedrooms)	1,096	0	0	14,243
Single Family Eastman (4 Bedrooms)	1,096	0	0	10,957
Total Impact Fees - District 125		0	0	36,156
Impact Fees - Park and Recreation Areas				
Housing Units Sold Per Year				
Single Family Barclay (4 Bedrooms)	6,587	0	0	65,870
Single Family Dunbar (4 Bedrooms)	6,587	0	0	85,631
Single Family Eastman (4 Bedrooms)	6,587	0	0	65,870
Total Impact Fees - Park and Recreation Areas		0	0	217,371

Notes:
[(1)]Amounts provided by Village

V. FISCAL IMPACT OF DEVELOPMENT ON DISTRICT 102

A. Assumptions Relating to Analysis of District 102 Revenues

Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2028 (collectible in 2029).

The analysis of revenues generated by the Development are based on units occupied throughout each year during the projected absorption period and assuming an average occupancy of 50% for such units occupied in each year. Furthermore, property taxes that are levied in one year are collected in the following year. Therefore, the property taxes levied on the first year's residents (occupied in the first quarter of 2027 and first assessed in 2028) will not be realized until 2028.

No additional property tax revenues are assumed to be realized in 2025 through 2027.

In fiscal year ended 2025, District 102 received $780[1] per student in evidence based funding ("EBF"). Based on the formula used by the Illinois State Board of Education (ISBE), the EBF per student would not be expected to change significantly based on the number of additional students the Development will generate.

Each of the following analyses assume that the property tax revenues will generate interest revenue equal to an amount of 1.5% of the annual property tax revenues.

B. Fiscal Impact - Development

The following Table 8 summarizes the fiscal impact of the Development on District 102.

1. District 102 Revenues from Development

The analysis in Table 8 provides a projection of the estimated amount of property tax, general state aid and interest revenues to be generated by the Development for District 102 from tax levy year 2025 (collected in 2026) through tax levy year 2044 (collected in 2045) assuming the twenty-seven (27) students from the Development are projected to attend District 102 schools as provided in Table 3.

Property Taxes

The projections in Table 8 summarize the estimated total amount of property tax revenues to be generated by the Development for District 102 over a period of twenty (20) years. The projection of the total amounts of the property tax revenues for tax levy year 2025 (collected in 2026) through the tax levy year 2044 (collected in 2045) is based on the absorption assumptions provided in Table 1.

(1) Based on the Evidence Based Funding for Fiscal Year 2025 as calculated by ISBE.

Table 8

School District #102 Fiscal Impact - Development

		Additional Revenues								Additional Operating Expenses					
Prop. Tax Levy Year	Tax Collect. Year	Additional Equalized Assessed Value	Tax Rate[1]	Property Tax Revenue[2]	No. New Students	EBF Per Student[3]	Total Evidence Base Funding[4]	Interest Earnings[5]	Total Revenues	No. New Students	Annual Per Capita Exp./ Pupil[6]	Net Additonal Per Capita Exp.	Annual Fiscal Impact	Annual Impact Fees	Total Annual Fiscal Impact and Impact Fees
2025	2026	0	4.132132%	0	0	780	0	0	0	0	13,225	0	0	0	0
2026	2027	0	4.132132%	0	0	780	0	0	0	0	13,225	0	0	0	0
2027	2028	3,929,219	4.132132%	0	0	780	0	0	0	13	13,225	171,925	(171,925)	147,147	(24,778)
2028	2029	8,311,095	4.132132%	162,360	13	780	10,144	2,435	174,940	27	13,225	357,075	(182,135)	0	(182,135)
2029	2030	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2030	2031	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2031	2032	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2032	2033	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2033	2034	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2034	2035	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2035	2036	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2036	2037	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2037	2038	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2038	2039	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2039	2040	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2040	2041	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2041	2042	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2042	2043	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2043	2044	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2044	2045	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
2045	2046	8,311,095	4.132132%	343,425	27	780	21,069	5,151	369,646	27	13,225	357,075	12,571	0	12,571
Totals				6,000,593			368,319	90,009	6,458,920			6,599,275	(140,355)	147,147	6,792

Notes:

[1]2024 District #102 Tax Rate (includes tax rate for Pension)

[2]Property Tax Revenues are based on property being assessed in the year of occupany and collectible the following year

[3]Evidence based funding (EBF) amount of $780 per student (EBF Funding for fiscal year 2025 as provided by ISBE)

[4]Calculation for EBF assumes a one year lag

[5]Interest earnings based on 1.5% of Property Tax Revenue

[6]Although the analysis in Table 9 reflects an Adjusted Per Capital Tuition Expenditures of $11,654, based upon discussions with District #102, the annual per capita expenses per pupil are assumed to be $13,225. This amount has been customized for the Development based on the smaller number of students projected to be generated by the Development. This amount excludes key costs incurred with respect to a development with a larger student population.

With respect to the following analysis, the additional property tax revenues were determined using the District 102 Tax Rate.

Based upon a total projected incremental stabilized equalized assessed value of $8,311,095 after completion of the Development, the Development is projected to generate $343,425 of incremental annual property tax revenues after completion of the Development. Furthermore, the Development is projected to generate $6,000,593 of total incremental property tax revenues over a twenty-year period (tax collection year 2026 through 2045) for District 102.

Evidence Based Funding

Based upon the projections that the Development will generate twenty-seven (27) additional students upon full completion, the Development is projected (as provided in Table 8) to generate $21,069 of annual evidence based funding upon completion of the Development and $368,319 of total evidence based funding over a twenty-year period (2026 through 2045). The analysis estimates a one-year delay for each of the students in realizing any additional general state aid.

Interest Revenue

Upon completion of the Development, the Development is projected (as provided in Table 8) to generate $5,151 of annual interest revenue and $90,009 of total interest revenues over a twenty-year period (collectible in 2026 through 2045).

The projection of the amount of interest revenue in Table 8 is based on the assumption that the property tax revenues will generate interest revenue equal to an amount of 1.5% of the annual property tax revenues.

Impact Fees

Based on the Village's requirements for the payment of impact fees to District 102, District 102 is projected to receive $147,147 of impact fees (as provided in Table 7) in 2027 as reflected in Table 8.

2. District 102 Expenditures from Development

The expenditures per pupil for District 102 used in the analysis in Table 8 is based on the per capita tuition as determined in the District 102 Annual Financial Report for Fiscal Year Ended June 30, 2024 (the "District 102 AFR") as adjusted for certain expenditures that are not expected to increase due to the additional students that are projected to be generated by the Development. The expenditures used to calculate the per capita tuition are reflected in the section of the District 102 AFR entitled Statement of Expenditures Disbursed/Expenditures, Budged to Actual District includes expenditures related to the (i) Educational Fund, (ii) Operations and Maintenance Fund, (iii) Debt Services Fund, (iv) Transportation Fund, (v) Municipal Retirement/Social Security Fund, (vi) Capital Projects Fund, (vii) Working Cash Fund and (viii) Fire Prevention and Safety Fund.

The analysis in Table 9 provides additional adjustments to the expenditures used to determine the per capita tuition. The calculation of the per capita tuition in Table 9 excludes the expenditures reflected in Educational Fund identified under the sections entitled Support Services – Pupil, Support Services – Instructional Staff, Support Services – General Administration,

Support Services – School Administration, Support Services – Business Admin, Support Services – Central, Municipal Retirement/Social Security Fund, and Tort Immunity Fund. The expenses reflected under those two sections appear to executive administrative and principal office expenditures which would not be expected to be increased due to the limited number of students to be generated by the Development. The adjustments to the calculation of the per capita tuition in Table 9 provides for a decrease in the per capita tuition from $16,601 to $11,654 (the "District 102 Adjusted Per Capita Tuition").

Although the analysis in Table 9 reflects an Adjusted Per Capital Tuition Expenditures of $11,654, based upon discussions with District #102, the annual per capita expenses per pupil are assumed to be $13,225. This amount has been customized for the Development based on the smaller number of students projected to be generated by the Development. This amount excludes key costs incurred with respect to a development with a larger student population.

Table 9
District 102 Per Capita Tuition Charge Analysis

Expenditures[(1)]:		
Educational Fund	$ 36,931,971	
Operations and Maintenance	3,105,276	
Debt Service Fund	1,614,031	
Transportation Fund	3,626,768	
Municipal Retirement/Social Security Fund	1,087,992	
Tort Immunity Fund	310,279	
Total Expenditures		$ 46,676,317
Less Revenues/Expenditures Not Applicable to Operating Expense of Regular Program		4,181,892
Regular Operating Expenditures		42,494,425
Offsetting Revenues		4,131,354
Net Operating Expense for Tuition Computation		38,363,071
Depreciation Allowance		-
Total Allowance For Tuition Computation		38,363,071
Adjustments For Certain Expenditures Not Expected to Be Increased by Development		
Less: Support Services-Pupil	$ 2,750,703	
Support Services-Instructional Staff	2,088,040	
Support Services-Gen. Admin.	734,381	
Support Services-School Admin.	1,689,409	
Support Services- Business Admin.	955,549	
Support Services-Central	1,814,884	
Municipal Retirement/Social Security Fund	1,087,992	
Tort Immunity Fund	310,279	
Net Adjustments		11,431,237
Adj. Total Allowance for Tuition Computation		$ 26,931,834
Average Daily Attendance		2,310.93
Adj. Per Capita Tuition Expenditures		**$ 11,654**
Current Per Capita Tuition Charge		$ 16,601

Notes:

[(1)]Based on Annual Financial Report for Fiscal Year Ended June 30, 2024

[(2)]Although the analysis in Table 9 reflects an Adjusted Per Capital Tuition Expenditures of $11,654, based upon discussio with District #102, the annual per capita expenses per pupil are assumed to be $13,225. This amount has been customi for the Development based on the smaller number of students projected to be generated by the Development. This amount excludes key costs incurred with respect to a development with a larger student population.

We have not been provided the sufficient information necessary to determine if other expenditures could also be potentially excluded but believe that other expenditures that are part of the Educational Fund, Operations and Maintenance Fund, Debt Services Fund and Transportation

Fund likely include expenses that would not be increased due to the additional number of students projected to be generated by the Development. Therefore, we believe conservative assumptions are being used to determine the adjusted per capita tuition and any additional adjustments would likely reflect additional benefits to District 102.

Furthermore, the analysis in Table 8 assumes the additional expenditure for each student in the year the student is projected to commence attending school. No adjustment is made for the fact that school districts budget for a current need in another fiscal year.

The analysis in Table 8 assumes an additional twenty-seven (27) students from the Development would attend District 102 schools as calculated pursuant to the Demographic Multipliers (Table 3). Based on the District 102 Adjusted Per Capita Tuition, the analysis in Table 8 projects the District will incur annual instructional expenditures of $357,075 upon completion of the Development and $6,599,275 of total additional instructional expenditures over a twenty-year period (2026 through 2045).

3. Net Fiscal Impact to District 102 from Development

The analysis in the Table 8 indicates that the projected annual operating revenues and impact fees will exceed annual operating expenditures for District 102 by $12,571 (the "District 102 Annual Fiscal Impact") in the years following the completion of the Development. The analysis in Table 8 also indicates that the cumulative fiscal impact to District 102 is projected to be $6,792 over a twenty-year period and when Annual Impact Fees are included (the "District 102 Total Fiscal Impact"). This study does not evaluate the need for the construction of additional facilities.

VI. FISCAL IMPACT OF DEVELOPMENT AND ALTERNATE DEVELOPMENT TO DISTRICT 125

A. Assumptions Relating to Analysis of District 125 Revenues

Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2028 (collectible in 2029).

The analysis of revenues generated by the Development are based on units occupied throughout each year during the projected absorption period and assuming an average occupancy of 50% for such units occupied in each year. Furthermore, property taxes that are levied in one year are collected in the following year. Therefore, the property taxes levied on the first year's residents (occupied in 2027 and first assessed in 2028) will not be realized until 2029.

No additional property tax revenues would be realized in 2025 through 2027.

In fiscal year ended 2025, District 125 received $558[1] per student in EBF. Based on the formula used by the Illinois State Board of Education (ISBE), the EBF per student would not be expected to change significantly based on the number of additional students the Development will generate.

Each of the following analyses assume that the property tax revenues will generate interest revenue equal to an amount of 1.5% of the annual property tax revenues.

B. Fiscal Impact - Development

The following Table 10 summarizes the fiscal impact of the Development on District 125.

1. District 125 Revenues from the Development

The analysis in Table 10 provides a projection of the estimated amount of property tax, general state aid and interest revenues to be generated by the Development for District 125 during the absorption period (Table 1) from tax levy year 2025 (collected in 2026) through tax levy year 2044 (collected in 2045) assuming the twelve (12) students from the Development projected to attend District 125 schools as provided in Table 3.

Property Taxes

The projections in Table 10 summarize the estimated total amount of property tax revenues to be generated by the Development for District 125 over a period of twenty (20) years. The projection of the total amounts of the property tax revenues for tax levy year 2025 (collected in 2026) through the tax levy year 2044 (collected in 2045) is based on the absorption assumptions provided in Table 1.

(1) Based on the Evidence Based Funding payable in Fiscal Year 2025 as calculated by ISBE.

Table 10

High School District #125 Fiscal Impact - Development

		Additional Revenues								Additional Operating Expenses					
Prop. Tax Levy Year	Tax Collect. Year	Additional Equalized Assessed Value	Tax Rate[1]	Property Tax Revenue[2]	No. New Students	EBF Per Student[3]	Total Evidence Base Funding[4]	Interest Earnings[5]	Total Revenues	No. New Students	Annual Per Capita Exp./ Pupil[6]	Net Additonal Per Capita Exp.	Annual Fiscal Impact	Annual Impact Fees	Total Annual Fiscal Impact and Impact Fees
2025	2026	0	3.117467%	0	0	558	0	0	0	0	14,456	0	0	0	0
2026	2027	0	3.117467%	0	0	558	0	0	0	0	14,456	0	0	0	0
2027	2028	3,929,219	3.117467%	0	0	558	0	0	0	6	14,456	86,739	(86,739)	36,156	(50,582)
2028	2029	8,311,095	3.117467%	122,492	6	558	3,345	1,837	127,675	12	14,456	173,477	(45,802)	0	(45,802)
2029	2030	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2030	2031	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2031	2032	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2032	2033	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2033	2034	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2034	2035	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2035	2036	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2036	2037	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2037	2038	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2038	2039	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2039	2040	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2040	2041	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2041	2042	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2042	2043	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2043	2044	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2044	2045	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
2045	2046	8,311,095	3.117467%	259,096	12	558	6,691	3,886	269,673	12	14,456	173,477	96,196	0	96,196
Totals				4,527,118			117,086	67,907	4,712,111			3,209,327	1,502,784	36,156	1,538,941

Notes:

[1]2024 District #125 Tax Rate (includes tax rate for Pension)

[2]Property Tax Revenues are based on property being assessed in the year of occupany and collectible the following year

[3]Evidence Based Funding (EBF) amount of $558 per student (EBF for fiscal year 2025 as provided by ISBE)

[4]Calculation for EBF assumes a one year lag

[5]Interest earnings based on 1.5% of Property Tax Revenue

[6]Based on the Adjusted Per Capita Tuition Expenditures for District #125 as provided in Table 15

With respect to the following analysis, the additional property tax revenues were determined using the District 125 Tax Rate.

Based upon a total projected stabilized incremental equalized assessed value of $8,311,095 after completion of the Development, the development is projected to generate $259,096 of annual incremental property tax revenues upon stabilization. Furthermore, the Development is projected to generate $4,527,118 of total incremental property tax revenues over a twenty-year period (tax collection year 2026 through 2045) for District 125.

Evidence Based Funding

Based upon the expectations that the Development will generate twelve (12) additional students upon full completion, the Development is projected (as provided in Table 10) to generate $6,691 of annual evidence based funding upon completion of the Development and $117,086 of total evidence based funding over a twenty-year period (2026 through 2045). The analysis estimates a one-year delay for each of the additional students in realizing any general state aid.

Interest Revenue

Upon completion of the Development, the Development is projected (as provided in Table 10) to generate $3,886 of additional annual interest revenue and $67,907 of total interest revenues over a twenty-year period (collectible in 2026 through 2045).

The projection of the amount of interest revenue in Table 10 is based on the assumption that the property tax revenues will generate interest revenue equal to an amount of 1.5% of the annual property tax revenues.

Impact Fees

Based on the Village's requirements for the payment of impact fees to District 125, District 125 is projected to receive $36,156 (as provided in Table 7) of impact fees in 2027 as reflected in Table 10.

2. District 125 Expenditures from the Development

The expenditures per pupil for District 125 used in the analysis in Table 10 is based on the per capita tuition as determined in the District 125 Annual Financial Report for Fiscal Year Ended June 30, 2024 (the "District 125 AFR") as adjusted for certain expenditures that are not expected to increase due to the additional students that are projected to be generated by the Development. The expenditures used to calculate the per capita tuition are reflected in the section of the District 125 AFR entitled Statement of Expenditures Disbursed/Expenditures, Budged to Actual District includes expenditures related to the (i) Educational Fund, (ii) Operations and Maintenance Fund, (iii) Debt Services Fund, (iv) Transportation Fund, (v) Municipal Retirement/Social Security Fund, (vi) Capital Projects Fund, (vii) Working Cash Fund and (viii) Fire Prevention and Safety Fund.

The analysis in Table 11 provides additional adjustments to the expenditures used to determine the per capita tuition. The calculation of the per capita tuition in Table 11 excludes the expenditures reflected in Educational Fund identified under the sections entitled Support Services – Pupil, Support Services – Instructional Staff, Support Services – General Administration, Support Services – School Administration, Support Services – Business Admin, Support Services – Central, Municipal Retirement/Social Security Fund, and Tort Immunity Fund. The expenses reflected under those two sections appear to executive administrative and principal office expenditures which would not be expected to be increased due to the limited number of students to be generated by the Development. The adjustments to the calculation of the per capita tuition in Table 11 provides for a decrease in the per capita tuition from $23,915 to $14,456 (the "District 125 Adjusted Per Capita Tuition").

Table 11
District 125 Per Capita Tuition Charge Analysis

Expenditures[(1)]:		
Educational Fund	$ 114,482,322	
Operations and Maintenance	12,390,010	
Debt Service Fund	5,393,505	
Transportation Fund	7,894,787	
Municipal Retirement/Social Security Fund	3,859,835	
Tort Immunity Fund	509,960	
Total Expenditures		$ 144,530,419
Less Revenues/Expenditures Not Applicable to Operating Expense of Regular Program		29,672,372
Regular Operating Expenditures		114,858,047
Offsetting Revenues		13,986,214
Net Operating Expense for PCTC Calculation		100,871,833
Depreciation Allowance		-
Total Allowance For Tuition Computation		100,871,833
Adjustments For Certain Expenditures Not Expected to Be Increased by Development		
Less: Support Services-Pupil	$ 13,163,022	
Support Services-Instructional Staff	3,466,279	
Support Services-Gen. Admin.	1,221,352	
Support Services-School Admin.	1,158,902	
Support Services- Business Admin.	7,399,134	
Support Services-Central	9,116,141	
Municipal Retirement/Social Security Fund	3,859,835	
Tort Immunity Fund	509,960	
Net Adjustments		39,894,625
Adj. Total Allowance for Tuition Computation		$ 60,977,208
Average Daily Attendance		4,218.00
Adj. Per Capita Tuition Charge		**$ 14,456**
Current Per Capita Tuition Charge		$ 23,915

Notes:
[(1)]Based on Annual Financial Report for Fiscal Year Ended June 30, 2024

We have not been provided the sufficient information necessary to determine if other expenditures could also be potentially excluded but believe that other expenditures that are part of the Educational Fund, Operations and Maintenance Fund, Debt Services Fund and Transportation Fund likely include expenses that would not be increased due to the additional number of students projected to be generated by the Development. Therefore, we believe conservative assumptions are being used to determine the adjusted per capita tuition and any additional adjustments would likely reflect additional benefits to District 125.

Furthermore, the analysis in Table 10 assumes the additional expenditure for each student in the year the student is projected to commence attending school. No adjustment is made for the fact that school districts budget for a current need in another fiscal year.

The analysis in Table 10 assumes an additional twelve (12) students from the Development would attend District 125 schools as calculated pursuant to the Demographic Multipliers (Table 3). Based on District 125 Adjusted Per Capita Tuition, the analysis in Table 10 projects District 125 will incur annual instructional expenditures of $173,477 upon completion of the Development and $3,209,327 of total additional instructional expenditures over a twenty-year period (2026 through 2045).

3. Net Fiscal Impact to District 125 from Development

The analysis in Table 10 indicates that the projected annual operating revenues and impact fees will exceed annual operating expenditures for District 125 by $96,196 in the years following the completion of the Development. The analysis in Table 10 also indicates that the cumulative fiscal impact to District 125 is projected to be $1,538,941 (the "District 125 Total Fiscal Impact") over a twenty-year period and when Annual Impact Fees are included. This study does not evaluate the need for the construction of additional facilities.

VII. FISCAL IMPACT OF DEVELOPMENT AND ALTERNATE DEVELOPMENT TO THE PARK DISTRICT

The Project Site is not currently within the boundaries of the Park District. However, the analysis herein assumes that the Project Site will be annexed into the Park District prior to the commencement of the construction of the Development.

The Park District's revenues and expenses in this study reflect recurring annual revenues and expenses related to the new population generated by the Development. Unless otherwise stated herein, the fiscal impact to the Park District is based upon the Park District's Combined Budget and Appropriation Ordinance for fiscal year end April 30, 2025 Budget (the "Park District Budget") for the Park District's funds.

The Development are expected to open space for use by the residents of the Park District and which space and facilities are to be owned and maintained by the Park District.

A. Fiscal Impact – Development

1. Park District Revenues from the Development

The analysis herein provides that the Park District shall receive property tax revenues, generated by the Development together with various fees from projected new residents generated by the Development. We have recognized that the collection of some revenues, such as the property taxes, are delayed.

Property Tax Revenues

The analysis in the following Table 12 provides a projection of the estimated total amount of property tax revenues to be generated by the Development for the Park District over a period of twenty (20) years. With respect to the analysis in Table 12, the additional property tax revenues were determined using the Park District Tax Rate. Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed development are not fully realized until the tax levy year 2028 (collected in 2029).

Based upon a total projected incremental stabilized incremental assessed value of $8,311,095 after completion of the Development, the Development is projected to generate $41,300 of annual incremental property tax revenues upon stabilization. Furthermore, the Development is projected to generate $721,622 of total incremental property tax revenues over a twenty (20) year period (tax levy years 2025 through 2044).

Table 12

Annual Property Tax Revenues to Buffalo Grove Park District - Development

Tax Levy Year (Year of Occupancy)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Tax Collection Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Incremental Equalized Assessed Value	0	0	3,929,219	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095
2024 Park District Tax Rate[(1)]	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%
Total Incr. Property Tax Revenue	0	0	0	19,525	41,300	41,300	41,300	41,300	41,300	41,300	41,300

Notes:

[(1)]Includes tax rate for Pension

Table 12 (cont.)

Annual Property Tax Revenues to Buffalo Grove Park District - Development

Tax Levy Year (Year of Occupancy)	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Tax Collection Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Totals
Incremental Equalized Assessed Value	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	
2024 Park District Tax Rate[(1)]	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	0.496924%	
Total Incr. Property Tax Revenue	41,300	41,300	41,300	41,300	41,300	41,300	41,300	41,300	41,300	41,300	721,622

Notes:

[(1)]Includes tax rate for Pension

Park District Fees

Park District fees projected to be generated by the proposed Development are estimated utilizing a model based upon incremental increases in fees due to anticipated growth in Park District population. This model assumes that one way to measure incremental costs in proportional fees for Park District residents is to calculate current per capita fees generated, given Park District's current population and fees. Excluded are property taxes which are calculated separately herein.

The following Table 13 provides the overall operating budget factors that will be used to estimate the increases to fees that are anticipated to be generated by the new residents of the Development. These estimates are based on the per capita fee approach explained above, with adjustments provided for the exclusive calculation of projected incremental property taxes (the "Adjusted Park District Revenues").

Table 13
Operating Budget Analysis (Revenues)

All Major Activities Summary [1]	Revenues	Less Adjustments[2]		Total Adjusted Revenues
Recreation Programs	2,728,350	-		2,728,350
Swimming Pools	466,085	-		466,085
Rental Income	69,680	-		69,680
Concessions Sales	28,000	-		28,000
Intrest on Investments	375,000	375,000		-
Reimbursements	60,800	60,800		-
Bond Proceeds	1,900,000	1,900,000	[3]	-
Sale of Equipment	-	-		-
Clubhouse Program	1,956,890	1,956,890		-
Golf Learning Center	396,330	-		396,330
Community Arts Center	1,348,837	-		1,348,837
Fitness Center	3,192,504	-		3,192,504
Property Taxes	10,419,000	10,419,000	[4]	-
Replacement Tax	33,000	33,000		-
Miscellaneous	62,812	62,812		-
Sponsorships	6,200	6,200		-
Grants	268,692	268,692		-
Developer Donations	-	-		-
Transfers	1,500,176	1,500,176		-
Total Adjusted Revenues	24,812,356	16,582,570		8,229,786

Notes:

[1]Based on Park District's FY 2025-2026 Budget

[2]Adjustments were made to reflect additional revenues from operations of the District's facilities that are expected to be generated by use of District park facilities and programs by new residents and excludes property taxes (which will be projected separately) and other non-operating revenues

[3]The construction of the additional units is not anticipated to cause the District to issue additional debt

[4]Property tax receipts were analyzed separately based on the projected values of the additional units

The analysis in the following Table 14 provides an analysis of the amount of fees that each new resident is expected to generate $202 (the "Park District Per Capita Revenue") for the Park District as determined by dividing the Total Adjusted Revenues ($18,648,786) by the Park District's estimated population 40,804. The Development is projected to generate $25,010 of annual fees upon completion of the Development.

Table 14

Estimated New Revenues - Development

Year of Occupancy	2025	2026	2027	2028	2029	2030	2031
Residential							
Total Number of New Residents[(1)]	0	0	62	124	124	124	124
Additional Operating Revenues Per Resident[(2)]	202	202	202	202	202	202	202
Adjusted Additional Operating Revenues	0	0	12,505	25,010	25,010	25,010	25,010

Notes:

[(1)]Reflects the addition of a total of 33 units to the Project Site with occupancy intially occurring in 2026

[(2)] Determined by dividing the Total Adjusted Revenues by the District's Estimated Total Population of 40,804 (as reflected on District's Official website)

Interest Revenue

Upon completion of the Development, the Development is projected (as provided in Table 17) to generate $619 of additional annual interest revenue and $10,824 of total interest revenues over a twenty-year period (collectible in 2026 through 2045).

The projection of the amount of interest revenue in Table 17 is based on the assumption that the property tax revenues will generate interest revenue equal to an amount of 1.5% of the annual property tax revenues.

Impact Fees

Based on the Village's requirements for the payment of impact fees to the Park District, the Park District is projected to receive $217,371(as provided in Table 7) of impact fees in 2027 as reflected in Table 17.

2. Park District Expenditures from the Development

Park District expenditures connected to the proposed Development are estimated utilizing a model based upon incremental increases in services required due to anticipated growth in Park District population. This model assumes that one way to measure incremental costs in proportional park district services for Village residents is to calculate current per capita expenses, given the Park District's estimated population and service levels.

This approach, in part, relies upon utilization of the Park District's most recent estimate of its operating expenditures, which in the case of the Park District, is the Park District Budget.

Notwithstanding this proportional/per capita approach to estimating increased Park District expenditures due to residential population growth, adjustments are made for expected costs due to the Development for administrative, museum operation, capital improvement and debt service expenses only. This is due primarily to the relatively small size of the Development.

The Development is not expected to require the Park District to add significant additional administrative or other work staff or require the Park District to make any capital expenditures related thereto. The infrastructure improvements within the Development will be constructed by the Developer. The result in this case is that the Park District anticipates relatively modest need to increase services in connection with the Development.

The following Table 15 provides the overall operating budget factors that will be used to estimate the increases to Park District operating expenditures that are anticipated to be caused by the Development. These estimates are based on the per capita approach explained above, with adjustments made only for the Park District's existing administrative, museum operation, capital improvement and debt service expense. Expenses of the Park District with respect to the Development are estimated based a determination of the expenses reflected in the Park District Budget for the Park District's Funds that would be affected by the construction of the Development. Table 15 provides an analysis of the expenses in the Park District's Funds that are expected to increase due to the Development.

This study does not attempt to evaluate the need for the construction of additional facilities since the number of residents estimated to be generated by the Development is not substantial.

Table 15
Operating Budget Analysis (Expenses)

All Fund Summary	Expenditures[1]	Less Adjustments[2]		Total Adjusted Expenditures
Corporate Fund				
Corporate Administrative	1,065,896	1,065,896		-
Corporate Parks Maintenance	2,515,901	2,515,901		-
Recreation Fund				-
Recreation Administration	4,002,387	-		4,002,387
Recreation Programs	1,846,252	-		1,846,252
Performing Arts	1,085,969	-		1,085,969
Aquatics	552,933	-		552,933
Amphitheater	10,320	-		10,320
Golf Learning Center	298,529	-		298,529
Museum Fund	361,532	361,532		-
Insurance Fund	601,545	601,545		-
Capital Improvement Fund	4,600,467	4,600,467	[3]	-
Audit Fund	20,000	20,000		-
Bond and Interest Fund	2,057,046	2,057,046	[4]	-
Paving and Lighting Fund	254,064	254,064		-
Social Security Fund	490,938	-		490,938
Illinois Municipal Retirement Fund	605,258	-		605,258
Special Recreation Fund	789,900	-		789,900
Clubhouse	2,303,578	-		2,303,578
Community Arts Center Debt Service	233,413	233,413	[4]	-
Alternate Revenue Bonds Debt Service	583,763	583,763		-
Fitness Center	2,690,162	-		2,690,162
Total Adjusted Expenditures	26,969,853	12,293,627		14,676,226

Notes:

[1]Based on Park District's FY 2025-2026 Budget

[2]Adjustments were made to reflect that the Development will include a relatively small addition of residential units which would not likely require the Park District to incur additional costs other than for recreation programs, performing arts and the golf learning center

[3]The construction of the additional units is not anticipated to require the District to incur additional costs related to capital improvements

[4]The construction of the additional unit is not anticipated to require the District to issue additional debt to pay for improvements

The potential amount of additional residents from the Development (an approximate 0.3% increase in the population that the Park District currently serves) is not expected to significantly increase the amount of other operating costs (e.g., additional administrative staff, additional facility maintenance, etc.).

The analysis in the following Table 16 provides an analysis of the amount of expenses each new resident is expected to generate $360 (the "Park District Per Capita Expense") as determined by dividing the Total Adjusted Expenditures $14,676,226 by the Park District's estimated population 40,804. The analysis assumes an additional one hundred twenty-four (124) residents from the Development could potentially use the facilities of and participate in the programs of the Park District. Based on the Park District Per Capita Expense, the analysis in Table 16 projects additional annual expenditures of $44,600 upon completion of the Development.

Table 16

Estimated New Expenses - Development

Year of Occupancy	2025	2026	2027	2028	2029	2030	2031
Residential							
Total Number of New Residents[(1)]	0	0	62	124	124	124	124
Additional Operating Expense Per Resident[(2)]	360	360	360	360	360	360	360
Adjusted Additional Operating Expenditures	0	0	22,300	44,600	44,600	44,600	44,600

Notes:

[(1)]Reflects the addition of a total of 33 units on the Project Site with occupancy intially occurring in 2026

[(2)]Determined by dividing the Total Adjusted Expenditures by the District's Estimated Population Total Population of 40,804 (as reflected on District's Official website)

3. Net Fiscal Impact to the Park District from Development

The analysis in the following Table 17 indicates that the projected annual operating revenues will exceed annual operating expenditures for the Park District by $22,329 in the years following the completion of the Development. The analysis in Table 17 also indicates that the cumulative fiscal impact to the Park District is projected to be $370,028 over a twenty-year period. When Annual Impact Fees are included, the cumulative fiscal impact to District 125 is projected to be $587,399 over a twenty-year period.

The surplus may be used by the Park District to maintain or increase the quality of the Park District's park facilities and programs at a lower cost to the residents of the Park District. This study does not attempt to evaluate the need for the construction of additional facilities since the Development (i) will include a significant amount of duplicative facilities that would be available to the additional residents of the Development, and (ii) will likely result in a small increase in the projected number of additional residents (a 0.3% increase in residents).

Table 17

Buffalo Grove Park District Fiscal Impact - Development

		Additional Revenues								Additional Expenses					
Prop. Tax Levy Year	Tax Collect. Year	Additional Equalized Assessed Value	Tax Rate[1]	Property Tax Revenue[2]	No. New Residents	Avg. Fees Per Resident[3]	Total Fees	Interest Earnings[4]	Total Revenues	No. New Residents	Annual Exp./ Resident[3]	Net Additonal Exp.	Annual Fiscal Impact	Annual Impact Fees	Total Annual Fiscal Impact and Impact Fees
2025	2026	0	0.496924%	0	0	202	0	0	0	0	360	0	0	0	0
2026	2027	0	0.496924%	0	0	202	0	0	0	0	360	0	0	0	0
2027	2028	3,929,219	0.496924%	0	62	202	12,505	0	12,505	62	360	22,300	(9,795)	217,371	207,576
2028	2029	8,311,095	0.496924%	19,525	124	202	25,010	293	44,828	124	360	44,600	228	0	228
2029	2030	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2030	2031	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2031	2032	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2032	2033	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2033	2034	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2034	2035	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2035	2036	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2036	2037	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2037	2038	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2038	2039	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2039	2040	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2040	2041	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2041	2042	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2042	2043	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2043	2044	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2044	2045	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
2045	2046	8,311,095	0.496924%	41,300	124	202	25,010	619	66,929	124	360	44,600	22,329	0	22,329
				721,622			462,678	10,824	1,195,125			825,097	370,028	217,371	587,399

Notes:

[1]2024 Park District Tax Rate (includes tax rate for Pension)

[2]Property Tax Revenues are based on property being assessed in the year of occupany and collectible the following year

[3]Based on District's FYE 2025 Budget

[4]Interest earnings based on 1.5% of Property Tax Revenue

VIII. FISCAL IMPACT OF DEVELOPMENT TO VILLAGE OF BUFFALO GROVE

The Village's revenues and expenses in this study reflect recurring annual revenues and expenses related to the new population generated by the Development. Unless otherwise stated herein, the fiscal impact to the Village is based upon the Village's fiscal year end December 31, 2025 Budget (the "Village Budget") for the Village's General Fund.

We have excluded revenues from tap on fees, building permits, inspection fees, and other non-recurring fees since such revenues are assumed to meet costs of the services related thereto. Furthermore, we have assumed that all revenues related to enterprises of the Village (i.e. water and sewer services) are structured to meet the expenditures of such enterprises.

All public infrastructure improvements are expected to be constructed by the Developer and ownership of such improvements will be transferred to the Village upon completion of the Development and the Alternate Development. Therefore, the assumption in this analysis is that the Village is not expected to incur additional capital expenditures related to the Development or the Alternate Development. Furthermore, even though the analysis herein provides for operation and maintenance costs related to the Development prior to completion of the Development, as the case may be, such costs are expected to be incurred by the Developer during such period.

A. Fiscal Impact - Development

1. Village Revenues from the Development

The analysis herein provides that the Village shall receive property tax revenues, telecom tax revenues, sales tax revenues, vehicle permit revenues, state income tax sharing revenues, motor fuel tax sharing revenues and state use tax sharing revenues. We have recognized that the collection of certain revenues such as the property taxes and the State redistributed revenues are delayed. Furthermore, the State redistributed revenues are based on population which additional population from the Development will not be reflected until the 2030 Census.

Property Tax Revenues

The analysis in the following Table 18 provides a projection of the estimated total amount of property tax revenues to be generated by the Development for the Village over a period of twenty (20) years. With respect to the analysis in Table 18, the additional property tax revenues were determined using the Village Tax Rate. Property taxes are collected in arrears with the first year property tax collected in the second year. Therefore, the recurring property taxes from the completed Development are not fully realized until the tax levy year 2027 (collected in 2028).

Based upon a total projected incremental stabilized incremental assessed value of $8,311,095 after completion of the Development, the Development is projected to generate $66,296 of annual incremental property tax revenues upon stabilization. Furthermore, the Development is projected to generate $1,158,374 of total incremental property tax revenues over a twenty (20) year period (tax levy years 2025 through 2044).

Table 18

Annual Property Tax Revenues to Village of Buffalo Grove - Development

Tax Levy Year (Year of Occupancy)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Tax Collection Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Incremental Equalized Assessed Value	0	0	3,929,219	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095
2024 Village Tax Rate[(1)]	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%
Total Incremental Property Tax Revenue	0	0	0	31,343	66,296	66,296	66,296	66,296	66,296	66,296	66,296

Notes:

[(1)]Includes tax rate for Pension

Table 18 (cont.)

Annual Property Tax Revenues to Village of Buffalo Grove - Development

Tax Levy Year (Year of Occupancy)	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Tax Collection Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Totals
Incremental Equalized Assessed Value	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	8,311,095	
2024 Village Tax Rate[(1)]	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	0.797680%	
Total Incremental Property Tax Revenue	66,296	66,296	66,296	66,296	66,296	66,296	66,296	66,296	66,296	66,296	1,158,374

Notes:

[(1)]Includes tax rate for Pension

Local Sales Tax Revenues

The analysis in the following Table 19 provides a projection of the estimated total amount of additional local sales tax sharing revenues to be generated by the Development for the Village over a period of twenty (20) years. The Development is projected to generate $7,809 of annual sales tax revenues upon completion of the Development and $148,372 of total sales tax revenues over a twenty (20) year period (tax collection years 2026 through 2045) as a result of spending by the residents in existing local retail establishments.

Table 19

Additional Local Sales Tax Revenues (New Households) - Development

Year of Occupancy		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Average											
Cumulative Additional Residential Units Occupied		0	0	33	33	33	33	33	33	33	33	33
Household Income[1]	197,199	0	0	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562
Convenience Goods Spending	20%	0	0	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512
Comparison Goods Spending	10%	0	0	650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756
Convenience Goods Spending Locally	40%	0	0	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605
Comparison Goods Spending Locally	20%	0	0	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151
Taxable Share, Convenience Goods	100%	0	0	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605
Taxable Share, Comparison Goods	100%	0	0	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151
Local Taxable Spending		0	0	650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756
Additional Sales Tax Revenue from New Households (Local Share State Sales Tax)[2]	1.0%	0	0	6,508	6,508	6,508	6,508	6,508	6,508	6,508	6,508	6,508
Additional Sales Tax Revenue from New Households (Home Rule Sales Tax)[3]	1.0%	0	0	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302
Total Additional Sales Tax Revenues from New Households		0	0	7,809	7,809	7,809	7,809	7,809	7,809	7,809	7,809	7,809

Notes:

[1] Projected household income based on affordability of proposed housing

[2] Assumes Convenience Goods and Comparison Goods are subject to State Sales Tax of which 1% is the Local Share of the State Sales Taxes

[3] Assumes Only Comparison Goods are subject to Village Home Rule Tax of 1.0%

Table 19 (cont.)

Additional Local Sales Tax Revenues (New Households) - Development

Year of Occupancy		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Totals
Cumulative Additional Residential Units Occupied		33	33	33	33	33	33	33	33	33	33	
Household Income [1]	197,199	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	6,507,562	
Convenience Goods Spending	20%	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	1,301,512	
Comparison Goods Spending	10%	650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756	
Convenience Goods Spending Locally	40%	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605	
Comparison Goods Spending Locally	20%	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151	
Taxable Share, Convenience Goods	100%	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605	520,605	
Taxable Share, Comparison Goods	100%	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151	130,151	
Local Taxable Spending		650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756	650,756	
Additional Sales Tax Revenue from New Households (Local Share State Sales Tax)[2]	1.0%	6,508	6,508	6,508	6,508	6,508	6,508	6,508	6,508	6,508	6,508	
Additional Sales Tax Revenue from New Households (Home Rule Sales Tax)[3]	1.0%	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	1,302	
Total Additional Sales Tax Revenues from New Households	0.0%	7,809	7,809	7,809	7,809	7,809	7,809	7,809	7,809	7,809	7,809	148,372

Notes:

[1] Projected household income based on affordability of proposed housing

[2] Assumes Convenience Goods and Comparison Goods are subject to State Sales Tax of which 1% is the Local Share of the State Sales Taxes

[3] Assumes Only Comparison Goods are subject to Village Home Rule Tax of 1.0%

We base the estimate of such sales tax revenues on the following:

1) Household income of $197,199 per unit (projected household income based on affordability of proposed housing as provided in the following Table 20);
2) 20% of income is spent on convenience goods (i.e. groceries, restaurants) and 10% of income is spent on comparison goods (i.e. appliances, clothing, vehicles);
3) 40% of convenience goods and 20% of comparison goods are purchased in Village;
4) 100% of all goods are taxable; and
5) Collections are based on Village's 1% share of state sales tax and 1% home rule sales tax.

Table 20
Household Income Analysis - Development

				Est. Monthly Payments					
Product	No. Units	Sales Price	Loan Amt. (25% Equity)	Loan Pay. (6.0%)	Prop. Taxes (2%)	HOA Fees	Total Payments	31% Income To Qualify	Total Household Income By Product
Single Family Barclay (4 Bedrooms)	10	803,681	602,761	3,649	1,339	0	4,989	193,108	1,931,083
Single Family Dunbar (4 Bedrooms)	13	814,281	610,711	3,697	1,357	0	5,054	195,655	2,543,518
Single Family Eastman (4 Bedrooms)	10	846,081	634,561	3,842	1,410	0	5,252	203,296	2,032,961
Total Units	33							Total Income	6,507,562
								Weighted Average Income	197,199

The above only assumes that residents from the Development will purchase goods from existing businesses. However, such analysis does not consider the potential for the creation of demand for new businesses within the Village.

Other Revenues

The analysis in the following Table 21 provides a projection of the estimated total amount of additional utility tax revenues (including telecom tax, natural gas tax and electricity tax), state income tax sharing revenues, motor fuel tax sharing revenues and state use tax sharing revenues to be generated by the Development for the Village over a period of twenty (20) years.

The analysis in Table 21 assumes that the (i) average annual utility tax per household is projected to be $161.97, (ii) state income tax distribution would be $173.81 per resident (based on the fiscal year 2025 distribution – *Illinois Municipal Review*, September, 2025), (iv) motor fuel tax distribution would be $22.49 per resident (based on the fiscal year 2025 distribution – *Illinois Municipal Review*, September, 2025), (v) state local use tax distribution would be $33.46 per resident (based on the fiscal year 2025 distribution – *Illinois Municipal Review*, September, 2025), and (vi) transportation renewal tax distribution would be $22.70 per resident (based on the fiscal year 2025 distribution – Illinois Municipal Review, September, 2025).

The average annual utility tax per household was determined by allocating the utility taxes budgeted by the Village for fiscal year ended April 30, 2025 ($3,350,000) between residential users and all other users by the percentage of equalized assessed value applicable to each (81% residential) and dividing the residential portion of the utility taxes by the Village's total housing units of 16,829 (2023 American Community Survey 5 Year Estimate).

The Development is projected to generate $36,650 of other revenues annually after completion of the Development and $571,130 of total other revenues over a twenty (20) year period (tax collection years 2026 through 2045).

Table 21

Other Village Revenues - Development

Year of Occupancy	Total No. of Add. Residents	Total No. Households	Utility Tax Revenues: Utility Taxes Per Household[2]	Utility Tax Revenues: Total Utility Taxes	State Income Tax[1]: Share Per Resident[3]	State Income Tax[1]: Total Income Taxes	Motor Fuel Tax[1]: Share Per Resident[3]	Motor Fuel Tax[1]: Total MFT	State Use Tax[1]: Share Per Resident[3]	State Use Tax[1]: Total State Use Tax	Transportation Renewal Fund Tax[1]: Share Per Resident[3]	Transportation Renewal Fund Tax[1]: Total State Use Tax	Total Other Tax Revenues
2025	0	0	161.97	0	0.00	0	0.00	0	0.00	0	0.00	0	0
2026	0	0	161.97	0	0.00	0	0.00	0	0.00	0	0.00	0	0
2027	62	33	161.97	5,345	0.00	0	0.00	0	0.00	0	0.00	0	5,345
2028	124	33	161.97	5,345	0.00	0	0.00	0	0.00	0	0.00	0	5,345
2029	124	33	161.97	5,345	0.00	0	0.00	0	0.00	0	0.00	0	5,345
2030	124	33	161.97	5,345	0.00	0	0.00	0	0.00	0	0.00	0	5,345
2031	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2032	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2033	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2034	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2035	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2036	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2037	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2038	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2039	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2040	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2041	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2042	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2043	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2044	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
2045	124	33	161.97	5,345	173.81	21,552	22.49	2,789	33.46	4,149	22.70	2,815	36,650
Totals				101,555		323,287		41,831		62,236		42,222	571,130

Notes:

[1]Based on incremental units occupied; revenues relating to taxes shared by State are not assumed to be collected until after the 2030 Census

[2]Determined by allocating the utilities taxes (telecommunications, electricity use, and natural gas tax of $3,350,000 as provided in Budget for FYE 2025) between residential users and all other users by the percentage of EAV applicable to each (81% residential) and dividing the residential portion of the utility taxes by the Village's total housing units of 16,829 (2023 American Community Survey 5-Yr. Est.)

[3]Based on projected FY 2025 State Distributions (Illinois Municipal Review, September, 2025)

2. Village Expenditures from the Development

Municipal expenditures connected to the proposed Development are estimated utilizing a model based upon incremental increases in services required due to anticipated growth in Village population. This model assumes that one way to measure incremental costs in proportional municipal services for Village residents is to calculate current per capita expenses, given Village population and service levels.

This approach, in part, relies upon utilization of the Village's most recent estimate of its operating expenditures, which in the case of the Village, is the Budget. The proportions of the budget amounts assigned to residential versus non-residential development is based upon the most recently available data for the Village's EAV by land use classification. Based on this data for the 2024 tax year, the Village's EAV was comprised of approximately 81% residential and approximately 19% non-residential. Thus, this study assumes that 81% of Village services are assigned to residential uses, and 19% to non-residential

Based upon interviews with both Village and the Developer, and notwithstanding this proportional/per capita approach to estimating increased municipal expenditures due to residential population growth, major discounts or adjustments are made for expected costs due to the Development. This is due primarily to the relatively small size of the Development and that the Developer will provide funds for the costs related to the initial infrastructure improvements that will be necessary to provide for the construction of the Development.

The Development is not expected to require the Village to add additional administrative, public safety or public work staff or require the Village to make any capital expenditures related thereto. The streets and other infrastructure improvements within the Development will be constructed by the Developer. The result in this case is that the Village anticipates relatively modest need to increase municipal services in connection with the Development.

The following Table 22 provides the overall operating budget factors that will be used to estimate the increases to municipal operating expenditures that are anticipated to be caused by the Development. These estimates are based on the proportional EAV approach explained above, with major discounts and/or adjustments allowed for the Development. Expenses of the Village with respect to the Development are estimated based a determination of the expenses reflected in the Budget for the Village's Funds that would be affected by the construction of the Development. Table 22 provides an analysis of the expenses in the Village's Funds that are expected to increase due to the Development. Additional expenditures for the Village are only expected to relate to Fire, Police and Public Works accounted for in the Village's General Fund. The other expense categories within the General Fund are not expected to be impacted by the Development nor are the expenses accounted for in the Pension Fund and the Buffalo Grove Library Fund due to the minimal number of additional residents projected to be generated by the Development (approximately 0.2% increase in population). The analysis in Table 22 further provides for a further adjustment to reflect the amount of expenses that relate to the residential portion of the Village.

The analysis herein also assumes that the Water and Sewer Fund will continue to be operated as an enterprise fund of the Village. Based on the assumption that the Village is expected to charge sufficient fees in order to provide for the operation and maintenance of the water system, the Development is assumed to contribute sufficient revenues that would be available to provide for the operation and maintenance of the Village's water and sewer system with respect to the Development.

Furthermore, the analysis assumes that all other recapture fees, permit fees and licensing fees imposed by the Village will be used to provide for the payment of all related costs of the Development.

Table 22
Operating Budget Analysis

General Fund Summary[1]	Expenditures	Less Adjustments[2]	Total Adjusted Expenditures	Residential Portion of Total Adjusted Expend.[3]	Non-Residential Portion of Total Adjusted Expend.[3]
Village General Fund[4]					
Legislative	187,125	187,125	0	0	0
Office of the Village Manager	1,163,680	1,163,680	0	0	0
Communications	483,919	483,919	0	0	0
Legal	390,000	390,000	0	0	0
Administrative Services	511,999	511,999	0	0	0
Finance	1,610,405	1,610,405	0	0	0
Human Resources	852,982	852,982	0	0	0
Fire					
Personal Services Salaries - Overtime	975,000	0 [5]	975,000	793,324	181,676
Other Fire Expenses	15,214,367	15,214,367	0	0	0
Police					
Personal Services Salaries - Overtime	355,000	0 [5]	355,000	288,851	66,149
Other Police Expenses	18,273,044	18,273,044	0	0	0
Community Development	2,344,119	2,344,119	0	0	0
Public Works				0	
Streets	3,043,871	0	3,043,871	2,476,694	567,177
Administration	1,669,959	1,669,959	0	0	0
Forestry	2,567,741	0	2,567,741	2,089,283	478,458
Drainage	597,742	0	597,742	486,362	111,380
Engineering	910,154	910,154	0	0	0
Non-Departmental	3,276,300	3,276,300	0	0	0
Transfer Non-Operating					
General Government	8,790,873	8,790,873	0	0	0
Public Safety	0	0	0	0	0
Public Works	980,000	980,000	0	0	0
Total Adjusted Expenditures	64,198,280	56,658,926	7,539,354	6,134,516	1,404,838

Notes:

[1] Excludes analysis of debt service funds, pension funds, special revenue funds that use special revenues to provide for expenditures (i.e. MFT, Parking Lot, Capital Projects, Internal Service) and enterprise funds that use enterprise revenues to provide for expenditures (i.e. Water & Sewer, Refuse, Golf Course)

[2] Adjustments were made to reflect that the relatively small addition of residential units which would not likely have an impact on various general government expenses nor would the construction of the units cause the Village to incur any additional capital expenditures

[3] The Residential Portion (81.37%) is determined by dividing the Village's 2023 Residential EAV ($1,555,899) by the Village's Total 2023 EAV ($1,912,209) with the remaining portion assumed to be commercial, industrial, farm, and railroad

[4] Based on Village's FYE 2025 Budget - the remaining funds have not been included: each of which funds have either special sources of revenues or receive transfers from the General Fund and which are assumed to have expenses that equal the revenues expected to be received

[5] Due to the small additon of residential units (0.2% increase to number of households in the Village), the Development would likely only impact overtime costs and not impact other expenses and capital expenditures.

[6] Assumes approximately _____ miles of additional roads would be dedicated to the Village (an increase of ____% of total miles of Village 115.1 miles of roads)

The analysis in the following Table 23 provides an analysis of the amount of expenses that each new resident is expected to generate $142 for the Village as determined by dividing the Total Adjusted Expenditures $1,404,838 by the Village's population 43,212. Upon completion of the Development, the Village is projected to have additional annual expenses of $17,603.

Table 23
Estimated New Expenses - Development

Year of Occupancy	2025	2026	2027	2028	2029	2030	2031	2032	2033
Residential									
Total Number of New Residents[(1)]	0	0	62	124	124	124	124	124	124
Additional Operating Expense Per Resident[(2)]	142	142	142	142	142	142	142	142	142
Adjusted Additional Operating Expenditures	0	0	8,802	17,603	17,603	17,603	17,603	17,603	17,603

Notes:
[(1)]Reflects the addition of a total of 33 units to the on the Property with occupancy intially occurring in 2020
[(2)]Determined by dividing the Residential Portion of Total Adjusted Expenditures by the Village's 2020 Census Total Population (43,212)

3. Net Fiscal Impact To Village from the Development

The analysis in the following Table 24 indicates that the projected annual operating revenues will exceed annual operating expenditures for Village by $93,152 (the "Village Annual Fiscal Impact") in the years following the completion of the Development and the 2030 U.S. Census. The analysis in Table 24 also indicates that the cumulative fiscal impact is projected to be $1,552,213 over a twenty-year period (the "Village Total Fiscal Impact").

The surplus may be used by the Village to maintain or increase the quality of the Village's infrastructure, facilities and services at a lower cost to the residents of the Village. This study does not attempt to evaluate the need for the construction of additional facilities since the Development (i) will include new infrastructure improvements, and (ii) will likely result in a small increase in the projected number of additional residents (a 0.3% increase in residents).

Table 24
Village Fiscal Impact - Development

Year of Occupancy	Property Taxes	Sales Taxes	Utility Taxes	State Inc. Tax Share	MFT Share	State Use Tax Share	TRF Share	Total Tax Revenues	Additional Operating Expenses	Annual Fiscal Impact
	Additional City Revenues									
2025	0	0	0	0	0	0	0	0	0	0
2026	0	0	0	0	0	0	0	0	0	0
2027	0	7,809	5,345	0	0	0	0	13,154	8,802	4,352
2028	31,343	7,809	5,345	0	0	0	0	44,497	17,603	26,893
2029	66,296	7,809	5,345	0	0	0	0	79,450	17,603	61,847
2030	66,296	7,809	5,345	0	0	0	0	79,450	17,603	61,847
2031	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2032	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2033	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2034	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2035	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2036	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2037	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2038	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2039	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2040	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2041	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2042	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2043	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2044	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
2045	66,296	7,809	5,345	21,552	2,789	4,149	2,815	110,755	17,603	93,152
Totals	1,158,374	148,372	101,555	323,287	41,831	62,236	42,222	1,877,876	325,664	1,552,213

APPENDIX A

Sources Utilized For Analysis

Appendix A

Sources Utilized for Analysis

1) Lake County Assessor's Office

2) Lake County Clerk's Office

3) Village of Buffalo Grove, Illinois

4) M/I Homes

5) Adlai Stevenson High School District 125

6) Aptikisic-Tripp Consolidated Community School District 102

7) Illinois State Board of Education

8) Ryan, LLC. File Comparable Material

Traffic Impact Study
Proposed Residential Development
Buffalo Grove, Illinois

Prepared for:

M/I HOMES

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

November 10, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Buffalo Grove, Illinois. As proposed, the site will contain 33 single-family homes. Access is proposed off Weiland Road and via a connection to Raymond Road.

The purpose of this study was to examine existing traffic conditions to establish a base condition, assess the impact that the proposed development would have on traffic conditions in the area, and determine if any roadway and/or traffic control improvements are needed to accommodate the traffic generated by the proposed residential development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

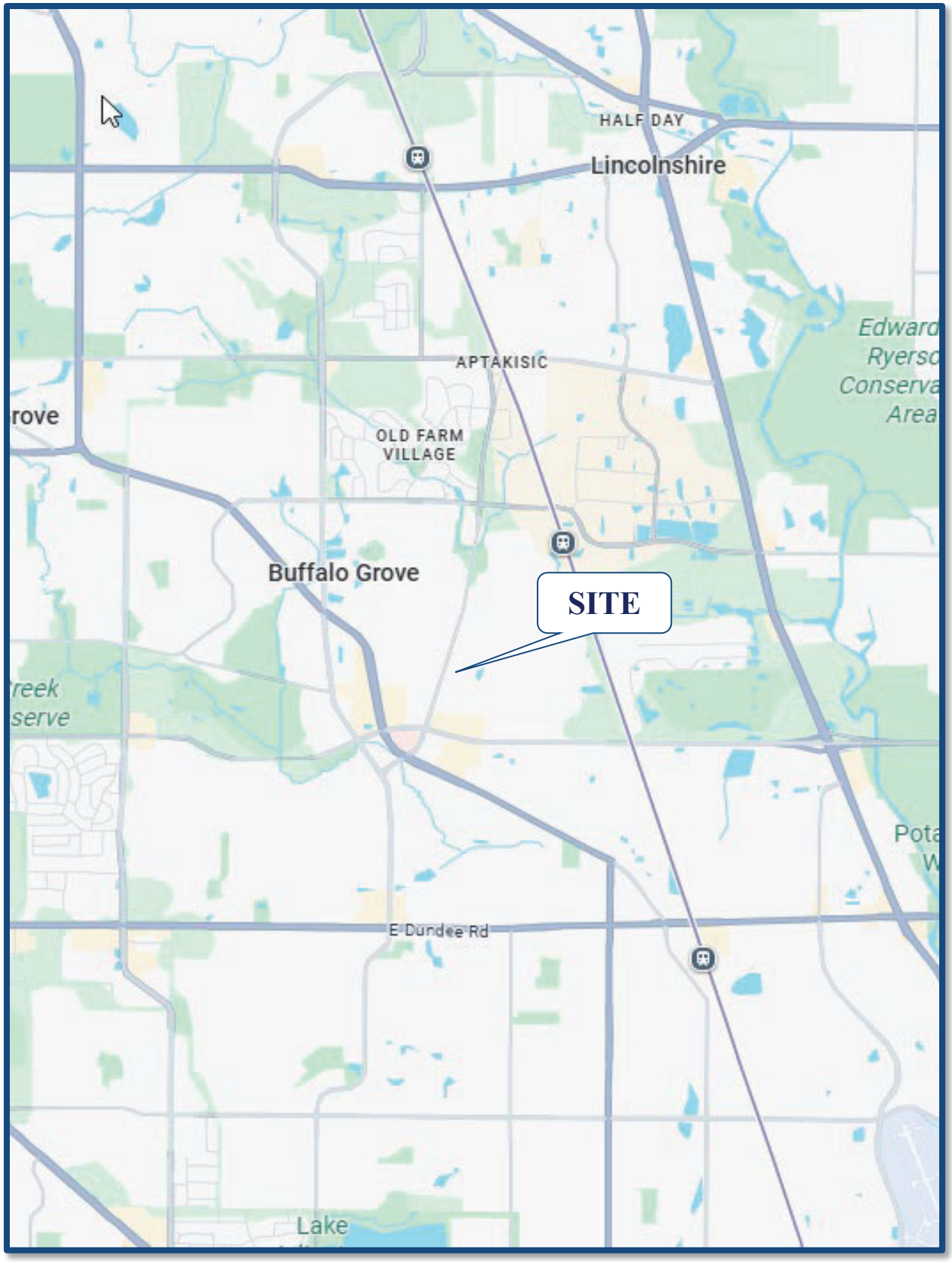
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of development-generated traffic
- Vehicle trip generation for the proposed development
- Future traffic conditions, including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

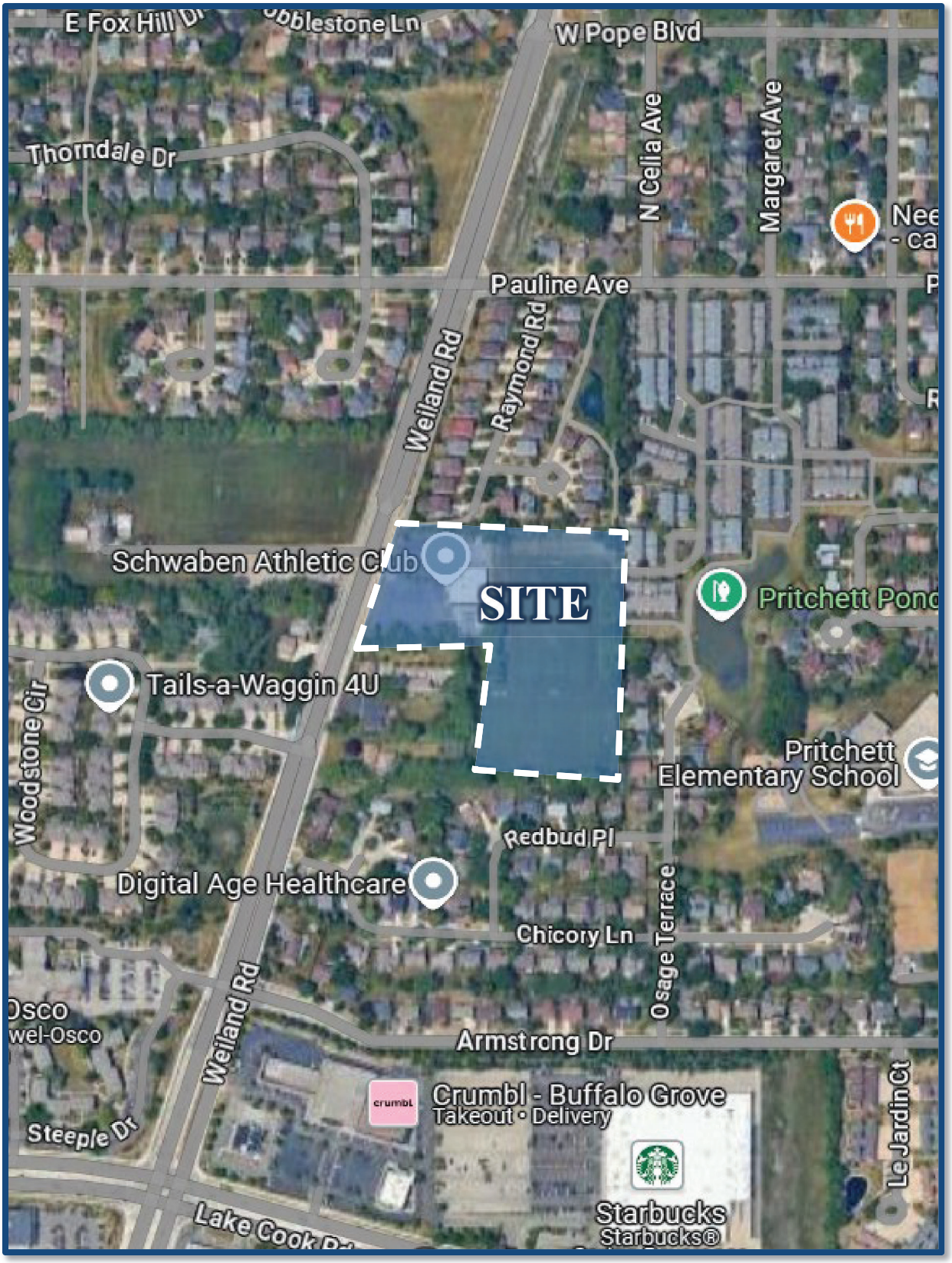
1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2031 No-Build Conditions – Analyzes the capacity of the existing roadway system using the existing peak hour traffic volumes increased by an ambient area growth not attributable to any particular development.

3. Year 2031 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

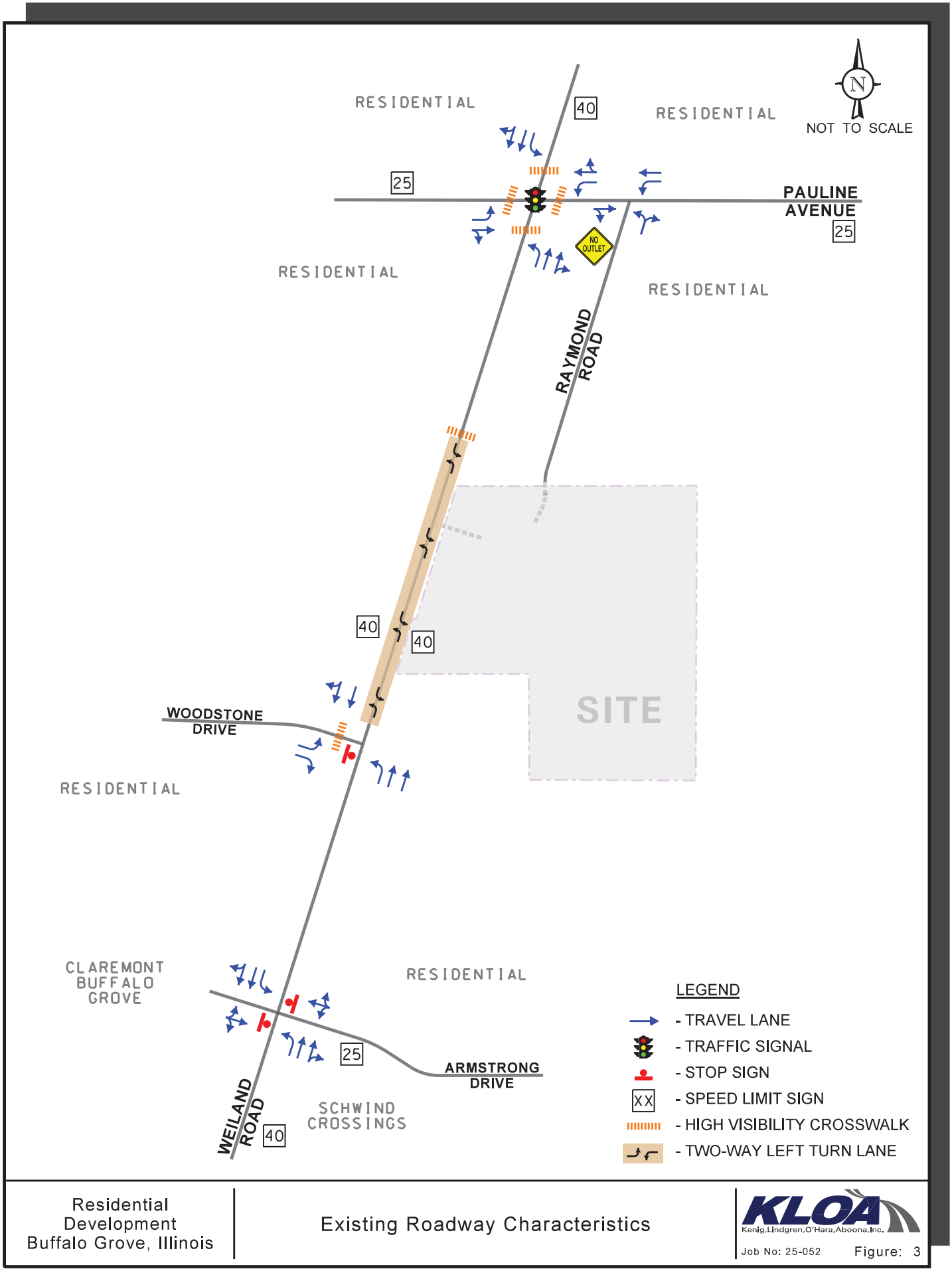
The site, located in Buffalo Grove, is currently occupied by Schwaben Athletic Club on the northwest portion and a vacant lot on the eastern portion. Land uses in the vicinity of the site are primarily residential in all directions.

Existing Roadway Characteristics

The characteristics of the existing roadways that surround the proposed development are described below and illustrated in **Figure 3**.

Weiland Road is generally a north-south, major collector roadway that provides two travel lanes in each direction, a shared median that extends approximately 650 feet north of Woodstone Drive and a high-visibility mid-block crosswalk with Rectangular Rapid Flashing Beacons (RRFB) between Woodstone Drive and Pauline Avenue. At its signalized intersection with Pauline Avenue, Weiland Road provides a left-turn lane, a through lane and a shared through/right-turn lane on both approaches. High-visibility crosswalks are provided on both the north and south legs of the intersection. At its unsignalized intersection with Armstrong Drive, Weiland Road provides a left-turn lane, a through lane and a shared through/ right-turn lane on both approaches. At its unsignalized intersection with Woodstone Drive, Weiland Road provides a left-turn lane and two through lanes on the northbound approach, and a shared left-turn median, a though lane and a shared through/right-turn lane on the southbound approach. Weiland Road is under the jurisdiction of the Village of Buffalo Grove, carries an Annual Average Daily Traffic (AADT) volume of 15,500 vehicles (IDOT 2023) and has a posted speed limit of 40 miles per hour.

Pauline Avenue is an east-west, local roadway that provides one travel lane in each direction. At its signalized intersection with Weiland Road, Pauline Avenue provides a left-turn lane and a shared through/right-turn lane on both approaches. High-visibility crosswalks are provided on both the east and west legs of the intersection. At its unsignalized intersection with Raymond Road, Pauline Avenue provides a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane and a through on the westbound approach. Parking is generally permitted on village streets except between 2:00 A.M. and 6:00 A.M. daily. Pauline Avenue is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 25 miles per hour.



Residential Development
Buffalo Grove, Illinois

Existing Roadway Characteristics

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Job No: 25-052 Figure: 3

Armstrong Drive is an east-west, local roadway that provides one travel lane in each direction. At its unsignalized intersection with Weiland Road, Armstrong Drive provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. Armstrong Drive is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 25 miles per hour east of Weiland Road.

Woodstone Drive is an east-west, local roadway that provides one travel lane in each direction that extends approximately 375 feet west of Weiland Road. At its unsignalized intersection with Weiland Road, Woodstone Drive provides a left-turn lane and a right-turn lane on the eastbound approach that operates under stop sign control. A high-visibility crosswalk is provided on the west leg of the intersection. Woodstone Drive is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 25 miles per hour.

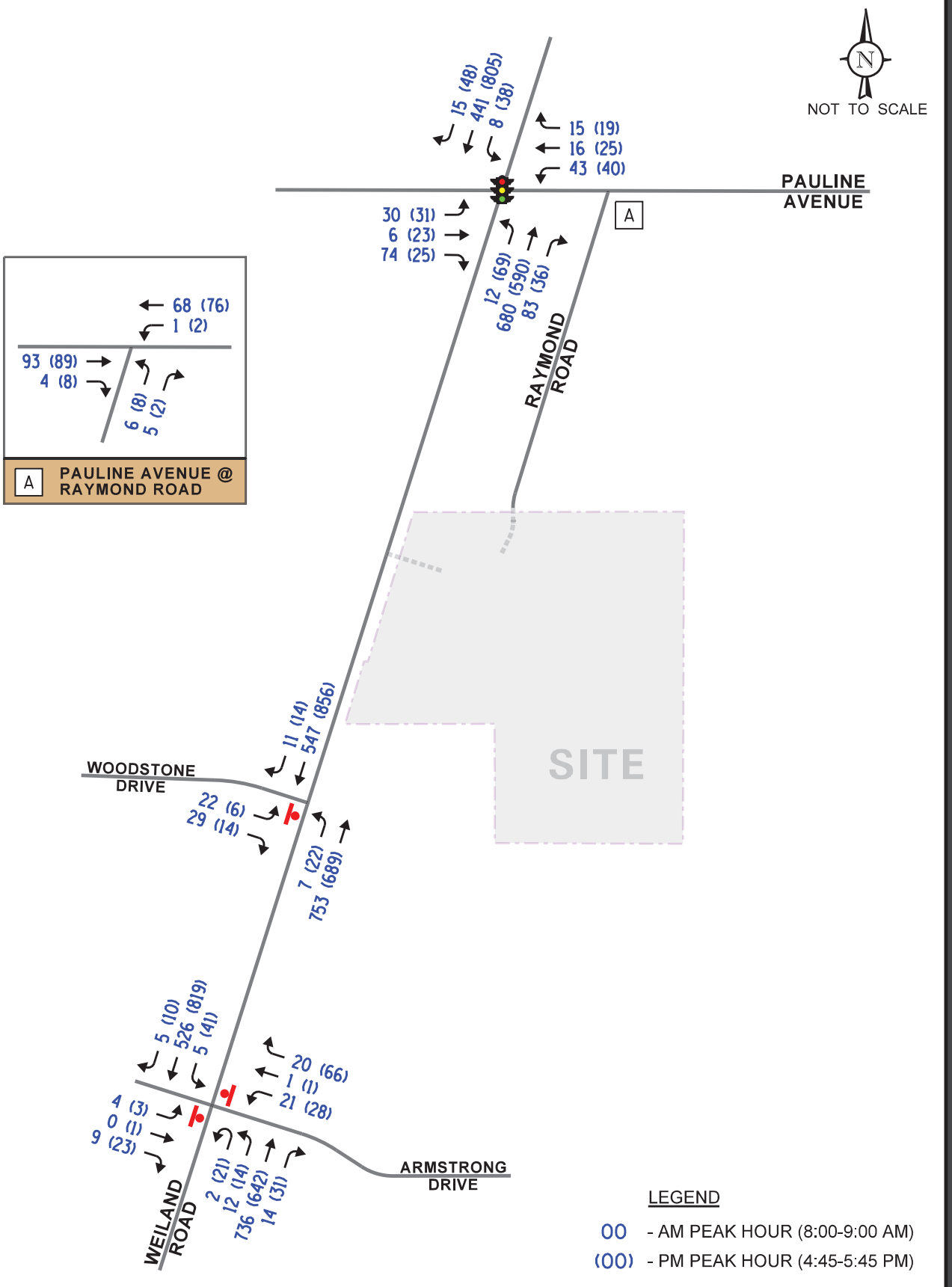
Raymond Road is a north-south local roadway that provides one travel lane in each direction and extends approximately 630 feet southwest of Pauline Avenue. At its unsignalized intersection Pauline Avenue, Raymond Road provides a shared left-turn/right-turn lane on the northbound approach. Raymond Road is under the jurisdiction of the Village of Buffalo Grove and has no posted speed limit.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Video Collection Units in March 2025 during the morning (6:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 7:00 P.M.) peak periods at the following intersections:

- Weiland Road with Pauline Avenue
- Pauline Avenue with Raymond Road
- Weiland Road with Woodstone Drive
- Weiland Road with Armstrong Drive

The results of the traffic counts show that the peak hours of traffic generally occurred between 8:00 A.M. and 9:00 A.M. during the weekday morning peak period and between 4:45 P.M and 5:45 P.M. during the weekday evening peak period. The existing peak hour vehicle traffic volumes are shown in **Figure 4**. Copies of the traffic count summary sheets are included in the Appendix.



Residential Development
Buffalo Grove, Illinois

Existing Traffic Volumes

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Job No: 25-052 Figure: 4

Crash Data Summary

KLOA, Inc. obtained crash data[1] from IDOT for the most recent past five years available (2019 to 2023) for the intersections within the study area. It should be noted that no crashes were reported at the intersection of Raymond Road with Pauline Avenue. Additionally, no fatalities were reported at any of the intersections during the review period. **Tables 1** through **4** show the summary of the crash data at the intersections within the study area.

Table 1
WEILAND ROAD WITH PAULINE AVENUE – CRASH SUMMARY

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2019	0	0	0	3	0	1	1	5	3	2	0
2020	0	0	1	1	0	1	0	3	3	0	0
2021	0	0	0	1	0	0	0	1	1	0	0
2022	0	0	0	0	0	2	0	2	1	1	0
2023	0	0	0	2	1	0	0	3	3	0	0
Total	**0**	**0**	**1**	**7**	**1**	**4**	**1**	**14**	**11**	**3**	**0**
Avg	**0**	**0**	**<1.0**	**1.4**	**<1.0**	**<1.0**	**<1.0**	**2.8**	**2.2**	**<1.0**	**0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

Table 2
RAYMOND ROAD WITH PAULINE AVENUE – CRASH SUMMARY

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2019	0	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0
Avg	0	0	0	0	0	0	0	0	0	0	0

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

Table 3
WEILAND ROAD WITH WOODSTONE DRIVE – CRASH SUMMARY

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2019	0	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0	0
2023	0	0	1	0	0	0	0	1	1	0	0
Total	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**
Avg	**0**	**0**	**<1.0**	**0**	**0**	**0**	**0**	**<1.0**	**<1.0**	**0**	**0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

Table 4
WEILAND ROAD WITH ARMSTRONG DRIVE – CRASH SUMMARY

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2019	1	0	0	0	1	1	0	3	3	0	0
2020	0	0	0	0	0	1	0	1	0	2	0
2021	0	0	0	0	2	0	0	2	2	0	0
2022	0	0	0	0	0	1	0	1	1	0	0
2023	0	0	0	0	0	0	0	0	0	0	0
Total	**1**	**0**	**0**	**0**	**3**	**3**	**0**	**7**	**6**	**2**	**0**
Avg	**<1.0**	**0**	**0**	**0**	**<1.0**	**<1.0**	**0**	**1.4**	**1.2**	**<1.0**	**0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

3. Traffic Characteristics of the Proposed Development

To properly evaluate future traffic conditions, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

The proposed plans call for redeveloping the site with 33 single-family homes. Access to the development will be provided via the following:

- A proposed full-movement access road off Weiland Road approximately 515 feet north of Woodstone Road. This access road will provide one inbound lane and one outbound lane with outbound movements under stop sign control. It is important to note that the southbound left-turn movements will be accommodated by converting the existing center two-way left-turn lane into an exclusive left-turn lane. In addition, the RRFB and the high-visibility crosswalk that is located between Pauline Avenue and Woodstone Drive will be removed to accommodate the exclusive left-turn lane into the site providing 170 feet of storage and 200 feet of taper.

- Proposed secondary access that will be provided via a connection to Raymond Road which intersects Pauline Avenue to the north. The connection to Raymond Road will enhance the proposed development accessibility and will provide the existing residential development to the north with additional access.

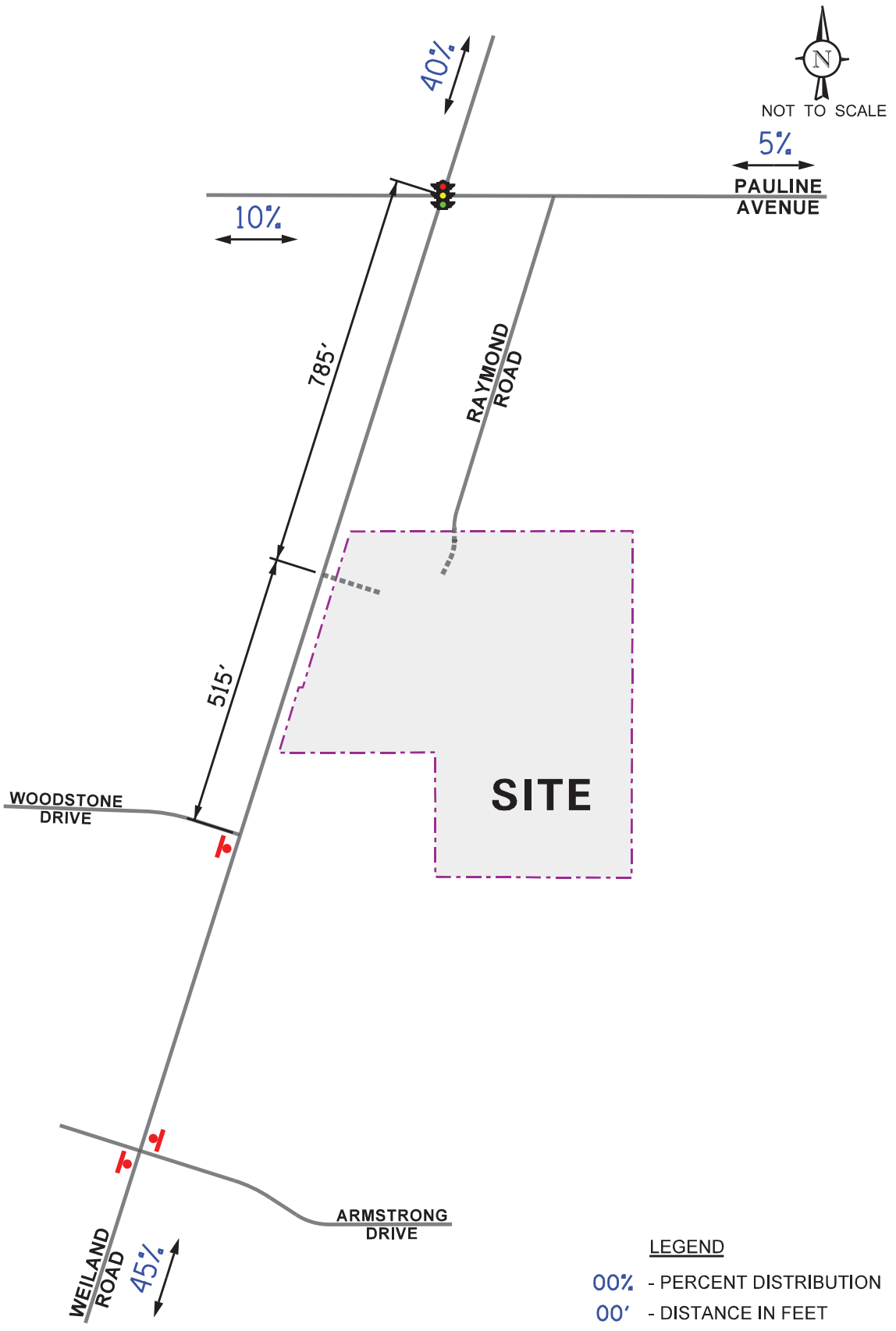
A copy of the proposed site plan is included in the Appendix.

Directional Distribution

The directions from which residents of the residential development will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). The "Single-Family Detached Housing" (Land-Use Code 210) rate was used for the proposed apartment development. **Table 5** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as daily traffic.



Residential Development
Buffalo Grove, Illinois

Directional Distribution

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Job No: 25-052 Figure: 5

Table 5
ESTIMATED PEAK HOUR TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
210	Single-Family Detached Housing (33 units)	7	21	28	22	13	35	266	266	532

It should be noted that based on census data available for the census tract surrounding the site, approximately four percent of residents utilize alternative modes of transportation while approximately 26 percent of residents work from home. However, in order to provide a conservative analysis, no reduction was applied to the generated trips. As such, the trip generation estimates summarized in Table 5 are conservatively high.

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed development.

Development Traffic Assignment

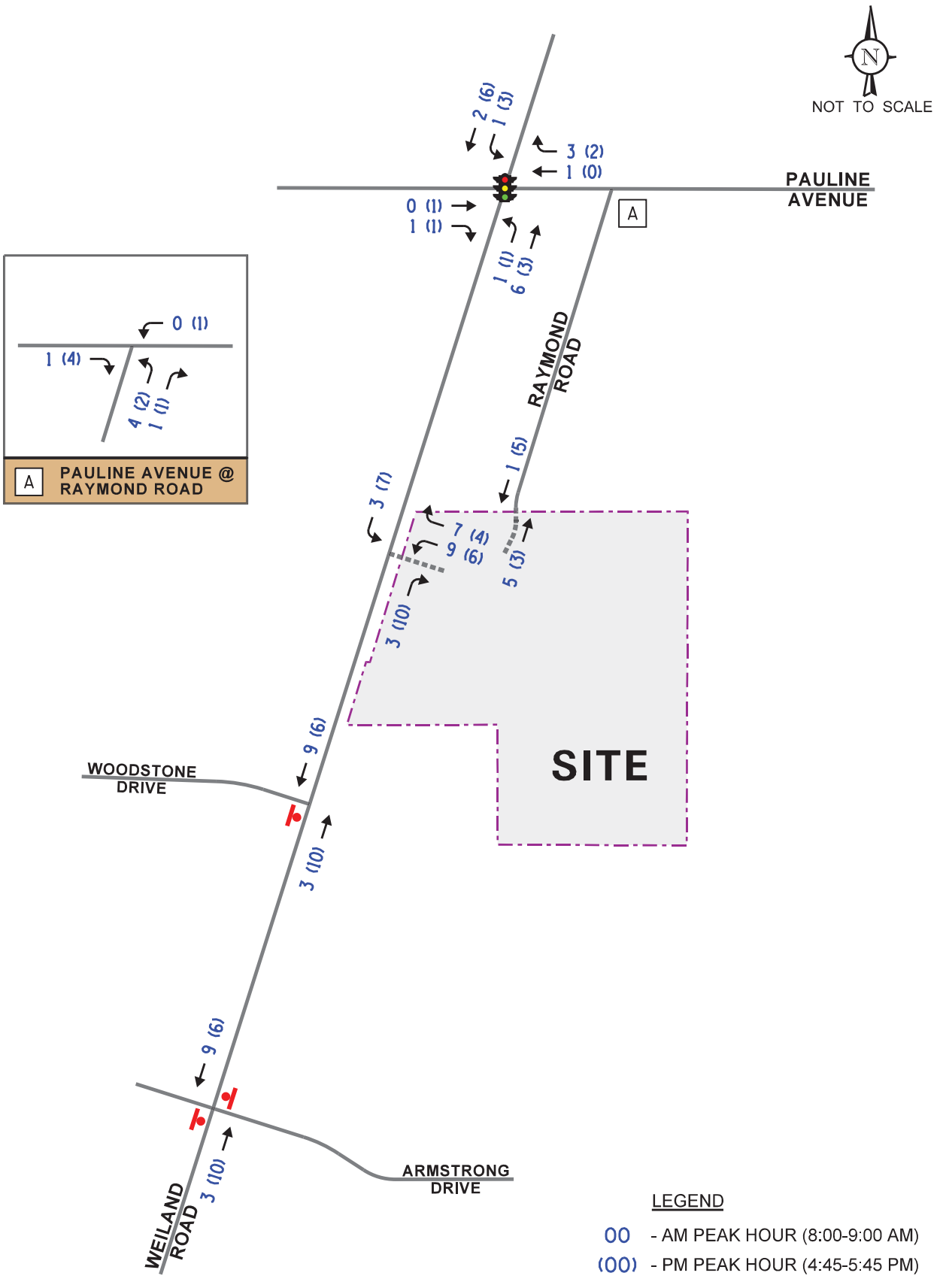
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the development traffic assignments.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate of one percent for six years (one-year buildout plus five years) totaling six percent to represent Year 2031 no-build conditions. The Year 2031 no-build traffic volumes are illustrated in **Figure 7**.

Year 2031 Total Projected Traffic Volumes

The new development-generated traffic (Figures 6) was added to the Year 2031 no-build traffic volumes (Figure 7) to determine the Year 2031 total projected traffic volumes, as illustrated in **Figure 8.**



Residential Development Buffalo Grove, Illinois

Site-Generated Traffic Volumes

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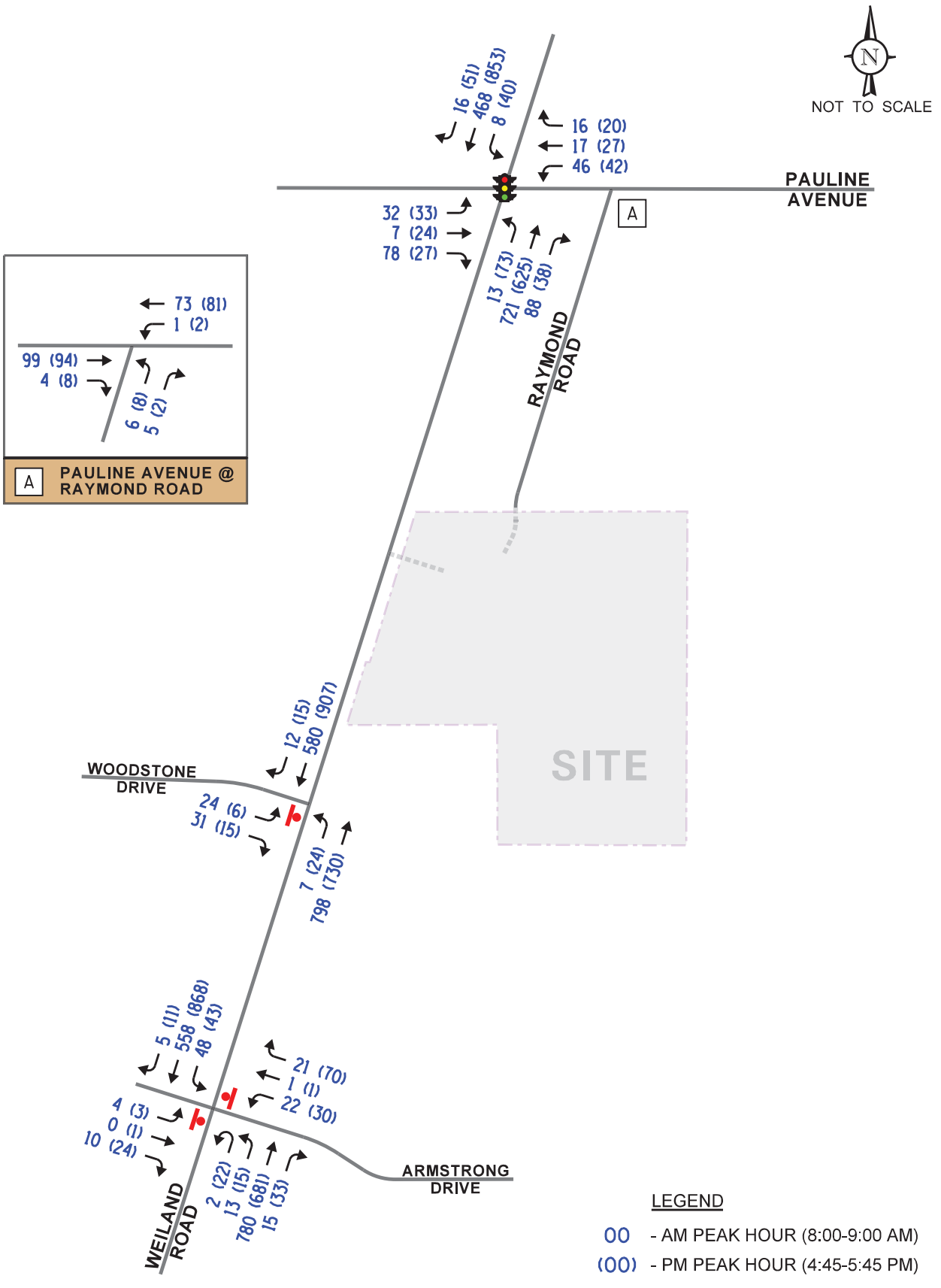
Job No: 25-052 Figure: 6



Residential Development
Buffalo Grove, Illinois

Year 2031 No-Build Traffic Volumes

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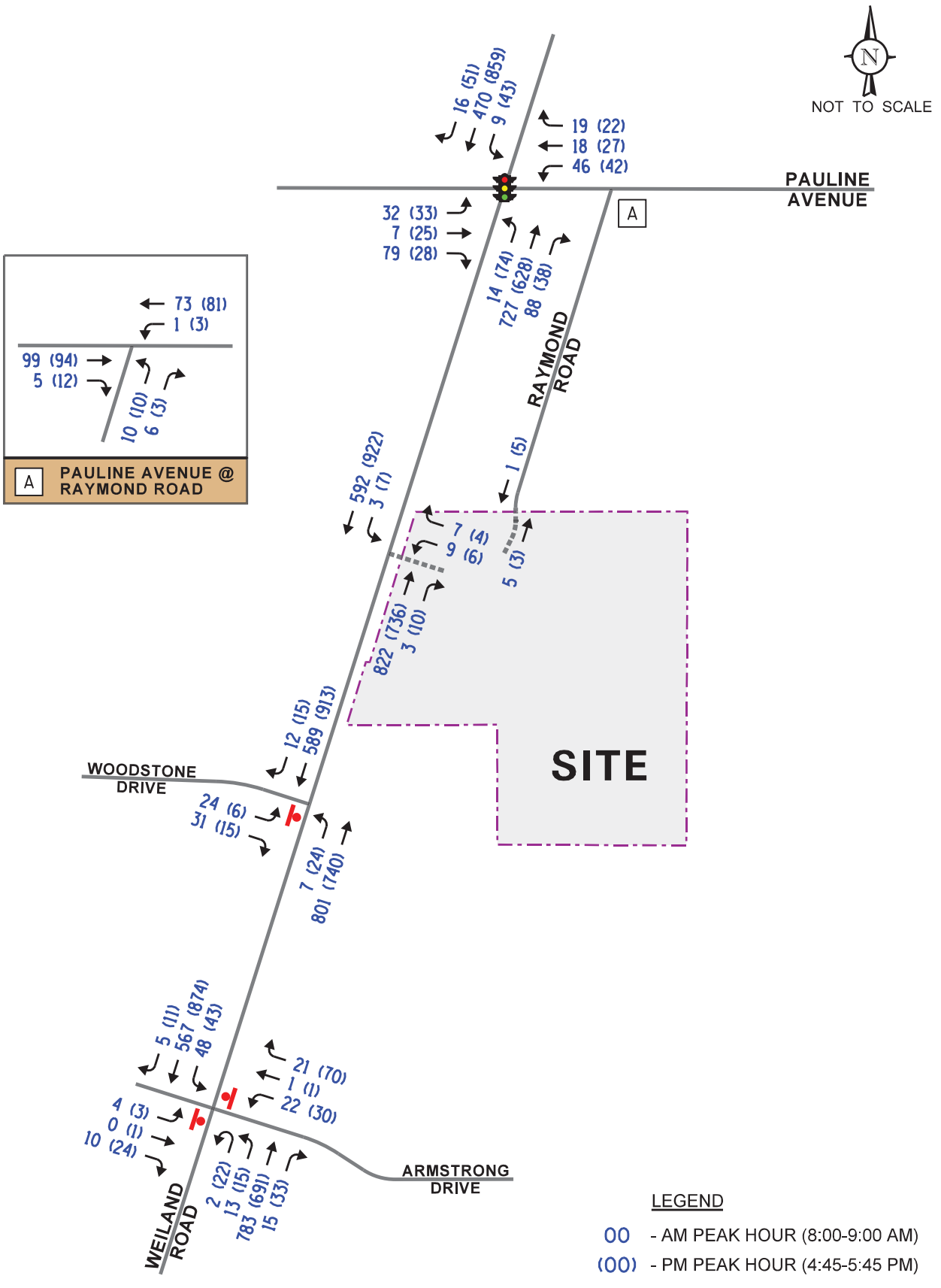
Job No: 25-052 Figure: 7



Residential Development Buffalo Grove, Illinois

Year 2031 Total Traffic Volumes

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-052 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access roads are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Capacity analyses were performed for the included intersections in the study area for the weekday morning and weekday evening peak hours for the existing, Year 2031 no-build, and Year 2031 total projected conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's Highway Capacity Manual (HCM), 7th Edition and using Synchro/SimTraffic 12 analysis software. The analysis for the traffic-signal controlled intersections were accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of services.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

A summary of the traffic analysis results showing the level of service and delay (measured in seconds) for the intersections under the existing, 2031 no-build conditions, and Year 2031 total projected conditions are shown in **Tables 6** through **9**. Copies of the capacity analysis reports are included in the Appendix. A discussion of each of the intersections follows.

Table 6
SIGNALIZED – WEILAND ROAD WITH PAULINE AVENUE

	Peak Hour	Eastbound		Westbound		Northbound		Southbound		Overall
		L	T/R	L	T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning	D 40.9	C 21.0	D 42.2	C 34.3	A 4.4	A 7.0	A 4.5	A 6.9	B 10.1
		C – 26.5		D – 38.8		A – 6.9		A – 6.9		
	Weekday Evening	D 51.1	D 43.3	D 52.3	D 43.8	A 4.2	A 7.2	A 4.0	A 8.2	B 11.2
		D – 46.4		D – 47.8		A – 6.9		A – 8.0		
No-Build Conditions	Weekday Morning	D 40.8	C 21.1	D 42.9	C 34.0	A 4.5	A 7.3	A 4.6	A 7.2	B 10.3
		C – 26.5		D – 38.9		A – 7.2		A – 7.1		
	Weekday Evening	D 51.1	D 42.8	D 52.1	D 46.8	A 4.4	A 7.4	A 4.1	A 8.7	B 11.6
		D – 46.1		D – 49.3		A – 7.1		A – 8.5		
Projected Conditions	Weekday Morning	D 40.8	C 21.0	D 42.3	C 33.0	A 4.6	A 7.3	A 4.7	A 7.2	B 10.4
		C – 26.3		D – 38.2		A – 7.3		A – 7.2		
	Weekday Evening	D 51.0	D 42.8	D 52.0	D 45.3	A 4.4	A 7.5	A 4.1	A 8.7	B 11.6
		D – 46.0		D – 48.4		A – 7.1		A – 8.5		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 7
CAPACITY ANALYSIS – UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Raymond Road with Pauline Avenue[4]				
• Northbound Approach	A	9.3	A	9.3
• Westbound Left Turn	A	7.5	A	7.4
Weiland Road with Woodstone Drive[3]				
• Eastbound Approach	B	12.8	B	13.9
• Northbound Left Turn	A	9.1	A	10.0
Weiland Road with Armstrong Drive[2]				
• Eastbound Approach	B	13.8	B	14.5
• Westbound Approach	C	19.7	C	18.1
• Northbound Left Turn	A	9.4	B	13.6
• Southbound Left Turn	B	10.1	A	9.4

LOS = Level of Service
Delay is measured in seconds.

1 – All-way stop control
2 – Two-way stop control
3 – One-way stop control
4 – No Traffic Control

Table 8
CAPACITY ANALYSIS – UNSIGNALIZED – YEAR 2031 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Raymond Road with Pauline Avenue[4]				
• Northbound Approach	A	9.4	A	9.4
• Westbound Left Turn	A	7.5	A	7.4
Weiland Road with Woodstone Drive[3]				
• Eastbound Approach	B	13.2	B	14.4
• Northbound Left Turn	A	9.3	B	10.2
Weiland Road with Armstrong Drive[2]				
• Eastbound Approach	B	14.1	C	15.0
• Westbound Approach	C	21.3	C	19.8
• Northbound Left Turn	A	9.5	B	14.4
• Southbound Left Turn	B	10.4	A	9.6

LOS = Level of Service
Delay is measured in seconds.

1 – All-way stop control
2 – Two-way stop control
3 – One-way stop control
4 – No Traffic Control

Table 9
CAPACITY ANALYSIS – UNSIGNALIZED – YEAR 2031 TOTAL CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Raymond Road with Pauline Avenue[4]				
• Northbound Approach	A	9.5	A	9.4
• Westbound Left Turn	A	7.5	A	7.5
Weiland Road with Woodstone Drive[3]				
• Eastbound Approach	B	13.3	B	14.4
• Northbound Left Turn	A	9.3	B	10.3
Weiland Road with Armstrong Drive[2]				
• Eastbound Approach	B	14.2	C	15.1
• Westbound Approach	C	21.4	C	20.1
• Northbound Left Turn	A	9.6	B	14.5
• Southbound Left Turn	B	10.4	A	9.6
Weiland Road with Proposed Access Road (Sheffield Drive)[2]				
• Westbound Approach	C	15.0	C	15.1
• Southbound Left Turn	A	9.6	A	9.3

LOS = Level of Service
Delay is measured in seconds.

1 – All-way stop control
2 – Two-way stop control
3 – One-way stop control
4 – No Traffic Control

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Weiland Road with Pauline Avenue

The results of the capacity analyses indicate that this signalized intersection currently operates at an overall Level of Service (LOS) B during the weekday morning and weekday evening peak hours. All the approaches operate at LOS D or better during both peak hours. Under Year 2031 no-build and total projected conditions, this intersection is projected to continue to operate at the same overall LOS as existing conditions with an increase in delay of less than one second. Furthermore, all approaches and movements are projected to continue to operate at the same LOS as existing conditions.

It is important to note that the westbound left-turn movements at this intersection are projected to continue to operate at LOS D with a 95th percentile queue length of 69 feet, which can be accommodated by the existing storage provided without extending beyond Raymond Road.

As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control adjustments will be required.

Raymond Road with Pauline Avenue

The results of the capacity analyses indicate that the northbound approach and the westbound left turn movement currently operate at LOS A during the weekday morning and weekday evening peak hours. Under Year 2031 no-build and total projected conditions, this intersection is projected to continue to operate at the same LOS as existing condition, with an increase in delay of less than one second. It is important to note that the 95th percentile queues for westbound left-turn movements are projected to be one to two vehicles, which can be accommodated by the existing left-turn lane. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control adjustments will be required.

Weiland Road with Woodstone Drive

The results of the capacity analysis indicate that the eastbound approach currently operates at LOS B during the weekday morning and weekday evening peak hours and the northbound left turn movement currently operates at LOS A during both peak hours. Under Year 2031 no-build and total projected conditions this intersection is projected to continue to operate at the same LOS as existing conditions, except for the northbound left turn movement during the weekday evening peak hour which is projected to operate at LOS B. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control adjustments will be required.

Weiland Road with Armstrong Drive

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS C or better during the weekday morning and weekday evening peak hours. Furthermore, the northbound and southbound left-turn movements currently operate at LOS B or better during both peak hours. Under Year 2031 no-build and total projected conditions, this intersection is projected to continue to operate at the same LOS as existing conditions, except for the eastbound approach which is projected to operate at LOS C during the weekday evening peak hour. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control adjustments will be required.

Weiland Road with Proposed Access Road (Sheffield Drive)

As proposed and mentioned previously, Sheffield Drive will be a full-movement access road that will be located approximately 515 feet north of Woodstone Road. The access road will provide one inbound lane and one outbound lane with outbound movements under stop sign control. In addition, the RRFB and the high-visibility crosswalk that is located between Pauline Avenue and Woodstone Drive will be removed to accommodate the exclusive southbound left-turn lane into the site.

The results of the capacity analyses indicate that the outbound movements from the access road are projected to operate at LOS C and 95th percentile queue of one to two vehicles during both peak hours which can be accommodated by the proposed access road. Additionally, the southbound left-turn movements are projected to operate at LOS A during both peak hours.

It is important to note that the internal intersection of Sheffield Drive with Raymond Road extension will operate as follows:

- The westbound (Sheffield Drive) and eastbound (Sheffield Drive) approaches will operate under free-flow conditions.

- The northbound (Raymond Road) and the southbound (Raymond Road) approaches will operate under stop sign control.

- The eastbound (Sheffield Drive) queue will not extend to Weiland Road as this intersection will operate under free-flow conditions.

As such, this proposed access road at its intersection with Weiland Road and Raymond Road extension will be adequate to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access to the site.

As indicated earlier, the southbound left-turn movements entering the site will be accommodated by converting the existing center two-way left-turn lane into an exclusive left-turn lane. However, a northbound right-turn lane is not warranted as it does not meet IDOT's volume criteria. The turn lane warrant guidelines are included in the Appendix.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The results of the capacity analysis indicated that the existing roadway system will have sufficient reserve capacity to accommodate the traffic that will be generated by the proposed residential development and no traffic control modifications are required.

- Access to the development will be provided via the following:

    - A proposed full-movement access road off Weiland Road approximately 515 feet north of Woodstone Road. This access road will provide one inbound lane and one outbound lane with outbound movements under stop sign control. A southbound left-turn lane will be provided via restriping and the removal of the mid-block crosswalk.

    - Proposed secondary access that will be provided via a connection to Raymond Road which intersects Pauline Avenue to the north. The connection to Raymond Road will enhance the proposed development accessibility and will provide the existing residential development to the north with additional access.

- A northbound right-turn lane will not be warranted on Weiland Road at the proposed access road.

- The outbound movements from both access roads should be under stop sign control.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Right-Turn Lane Warrants

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 mmendoza@kloainc.com

Count Name: Pauline Avenue with Weiland Road TMC
Site Code:
Start Date: 03/20/2025

Turning Movement Data

Start Time	pauline rd Eastbound					pauline rd Westbound					raymond rd Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
6:00 AM	0	7	0	0	7	0	0	4	0	4	0	0	1	0	1	12
6:15 AM	0	3	1	0	4	0	0	7	0	7	0	0	1	0	1	12
6:30 AM	0	0	0	0	0	0	1	8	0	9	0	0	2	0	2	11
6:45 AM	0	1	1	0	2	0	0	10	0	10	0	0	1	0	1	13
Hourly Total	0	11	2	0	13	0	1	29	0	30	0	0	5	0	5	48
7:00 AM	0	3	0	0	3	0	0	14	0	14	0	1	0	0	1	18
7:15 AM	0	7	1	0	8	0	0	22	0	22	0	7	0	0	7	37
7:30 AM	0	18	1	0	19	0	0	30	0	30	0	5	0	0	5	54
7:45 AM	0	20	4	0	24	0	0	20	0	20	0	0	0	0	0	44
Hourly Total	0	48	6	0	54	0	0	86	0	86	0	13	0	0	13	153
8:00 AM	0	24	1	0	25	0	0	14	0	14	0	2	0	0	2	41
8:15 AM	0	18	0	0	18	0	1	14	0	15	0	1	1	0	2	35
8:30 AM	0	17	0	0	17	0	0	19	0	19	0	2	0	0	2	38
8:45 AM	0	34	3	0	37	0	0	21	0	21	0	1	4	0	5	63
Hourly Total	0	93	4	0	97	0	1	68	0	69	0	6	5	0	11	177
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	23	3	0	26	0	0	21	0	21	0	2	1	5	3	50
4:15 PM	0	30	0	0	30	0	0	13	0	13	0	1	2	0	3	46
4:30 PM	0	22	1	0	23	0	4	38	0	42	0	0	2	0	2	67
4:45 PM	0	16	2	0	18	0	0	18	0	18	0	3	1	1	4	40
Hourly Total	0	91	6	0	97	0	4	90	0	94	0	6	6	6	12	203
5:00 PM	0	25	4	0	29	0	1	24	0	25	0	2	0	0	2	56
5:15 PM	0	23	1	0	24	0	1	16	0	17	0	1	1	1	2	43
5:30 PM	0	25	1	0	26	0	0	18	0	18	0	2	0	0	2	46
5:45 PM	1	24	4	0	29	1	0	18	0	19	0	2	0	0	2	50
Hourly Total	1	97	10	0	108	1	2	76	0	79	0	7	1	1	8	195
6:00 PM	0	14	3	0	17	0	0	10	0	10	0	1	0	0	1	28
6:15 PM	0	17	1	0	18	0	0	21	2	21	0	2	0	2	2	41
6:30 PM	0	15	2	0	17	0	1	6	0	7	0	2	0	2	2	26
6:45 PM	0	18	2	0	20	0	1	11	0	12	0	2	0	0	2	34
Hourly Total	0	64	8	0	72	0	2	48	2	50	0	7	0	4	7	129
7:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Grand Total	1	405	36	0	442	1	10	397	2	408	0	39	17	11	56	906
Approach %	0.2	91.6	8.1	-	-	0.2	2.5	97.3	-	-	0.0	69.6	30.4	-	-	-
Total %	0.1	44.7	4.0	-	48.8	0.1	1.1	43.8	-	45.0	0.0	4.3	1.9	-	6.2	-
Lights	1	387	34	-	422	1	8	383	-	392	0	37	14	-	51	865

% Lights	100.0	95.6	94.4	-	95.5	100.0	80.0	96.5	-	96.1	-	94.9	82.4	-	91.1	95.5
Buses	0	13	1	-	14	0	0	7	-	7	0	2	0	-	2	23
% Buses	0.0	3.2	2.8	-	3.2	0.0	0.0	1.8	-	1.7	-	5.1	0.0	-	3.6	2.5
Single-Unit Trucks	0	5	1	-	6	0	2	7	-	9	0	0	3	-	3	18
% Single-Unit Trucks	0.0	1.2	2.8	-	1.4	0.0	20.0	1.8	-	2.2	-	0.0	17.6	-	5.4	2.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	2	-	-	-	-	11	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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Count Name: Pauline Avenue with Weiland Road TMC
Site Code:
Start Date: 03/20/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	pauline rd Eastbound					pauline rd Westbound					raymond rd Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
8:00 AM	0	24	1	0	25	0	0	14	0	14	0	2	0	0	2	41
8:15 AM	0	18	0	0	18	0	1	14	0	15	0	1	1	0	2	35
8:30 AM	0	17	0	0	17	0	0	19	0	19	0	2	0	0	2	38
8:45 AM	0	34	3	0	37	0	0	21	0	21	0	1	4	0	5	63
Total	0	93	4	0	97	0	1	68	0	69	0	6	5	0	11	177
Approach %	0.0	95.9	4.1	-	-	0.0	1.4	98.6	-	-	0.0	54.5	45.5	-	-	-
Total %	0.0	52.5	2.3	-	54.8	0.0	0.6	38.4	-	39.0	0.0	3.4	2.8	-	6.2	-
PHF	0.000	0.684	0.333	-	0.655	0.000	0.250	0.810	-	0.821	0.000	0.750	0.313	-	0.550	0.702
Lights	0	88	4	-	92	0	0	66	-	66	0	6	5	-	11	169
% Lights	-	94.6	100.0	-	94.8	-	0.0	97.1	-	95.7	-	100.0	100.0	-	100.0	95.5
Buses	0	3	0	-	3	0	0	2	-	2	0	0	0	-	0	5
% Buses	-	3.2	0.0	-	3.1	-	0.0	2.9	-	2.9	-	0.0	0.0	-	0.0	2.8
Single-Unit Trucks	0	2	0	-	2	0	1	0	-	1	0	0	0	-	0	3
% Single-Unit Trucks	-	2.2	0.0	-	2.1	-	100.0	0.0	-	1.4	-	0.0	0.0	-	0.0	1.7
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Pauline Avenue with Weiland Road TMC
Site Code:
Start Date: 03/20/2025

Turning Movement Peak Hour Data (4:45 PM)

Start Time	pauline rd Eastbound					pauline rd Westbound					raymond rd Northbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:45 PM	0	16	2	0	18	0	0	18	0	18	0	3	1	1	4	40
5:00 PM	0	25	4	0	29	0	1	24	0	25	0	2	0	0	2	56
5:15 PM	0	23	1	0	24	0	1	16	0	17	0	1	1	1	2	43
5:30 PM	0	25	1	0	26	0	0	18	0	18	0	2	0	0	2	46
Total	0	89	8	0	97	0	2	76	0	78	0	8	2	2	10	185
Approach %	0.0	91.8	8.2	-	-	0.0	2.6	97.4	-	-	0.0	80.0	20.0	-	-	-
Total %	0.0	48.1	4.3	-	52.4	0.0	1.1	41.1	-	42.2	0.0	4.3	1.1	-	5.4	-
PHF	0.000	0.890	0.500	-	0.836	0.000	0.500	0.792	-	0.780	0.000	0.667	0.500	-	0.625	0.826
Lights	0	88	8	-	96	0	2	76	-	78	0	8	2	-	10	184
% Lights	-	98.9	100.0	-	99.0	-	100.0	100.0	-	100.0	-	100.0	100.0	-	100.0	99.5
Buses	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Buses	-	1.1	0.0	-	1.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.5
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
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Count Name: pauline rd and weiland rd
Site Code:
Start Date: 03/27/2025

Turning Movement Data

Start Time	pauline ave Eastbound						pauline ave Westbound						weiland rd Northbound						weiland rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
6:00 AM	0	1	1	7	0	9	0	2	3	0	0	5	0	1	62	1	0	64	0	0	57	2	0	59	137
6:15 AM	0	3	0	9	0	12	0	1	1	1	0	3	0	0	81	0	0	81	0	0	52	0	0	52	148
6:30 AM	0	0	0	8	0	8	0	3	0	2	0	5	0	0	92	0	0	92	0	0	38	5	0	43	148
6:45 AM	0	7	1	12	0	20	0	5	0	1	0	6	0	1	136	6	0	143	0	1	37	1	0	39	208
Hourly Total	0	11	2	36	0	49	0	11	4	4	0	19	0	2	371	7	0	380	0	1	184	8	0	193	641
7:00 AM	0	5	1	10	0	16	0	9	1	5	0	15	0	1	111	5	0	117	0	1	63	0	0	64	212
7:15 AM	0	7	2	9	0	18	0	10	0	2	0	12	0	3	152	0	0	155	0	1	57	2	0	60	245
7:30 AM	0	10	0	9	0	19	0	13	1	5	0	19	0	2	166	3	0	171	0	0	78	1	0	79	288
7:45 AM	0	12	1	14	0	27	0	7	1	2	0	10	0	3	172	0	0	175	0	2	74	0	0	76	288
Hourly Total	0	34	4	42	0	80	0	39	3	14	0	56	0	9	601	8	0	618	0	4	272	3	0	279	1033
8:00 AM	0	3	1	17	0	21	0	7	1	2	0	10	0	1	158	6	0	165	0	3	87	1	0	91	287
8:15 AM	0	9	1	17	0	27	0	9	5	3	1	17	0	3	137	5	0	145	0	3	79	3	1	85	274
8:30 AM	0	7	2	13	1	22	0	11	7	4	0	22	0	3	149	1	0	153	0	1	90	9	0	100	297
8:45 AM	0	11	2	13	0	26	0	13	3	6	0	22	0	5	176	6	0	187	0	1	100	2	0	103	338
Hourly Total	0	30	6	60	1	96	0	40	16	15	1	71	0	12	620	18	0	650	0	8	356	15	1	379	1196
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	10	7	5	0	22	0	5	3	5	0	13	0	12	134	12	0	158	0	4	167	5	0	176	369
4:15 PM	0	9	2	4	0	15	0	6	3	6	1	15	0	15	118	9	1	142	0	3	189	10	1	202	374
4:30 PM	0	10	6	4	0	20	0	8	4	4	2	16	0	16	121	10	0	147	0	4	215	5	0	224	407
4:45 PM	0	6	8	6	0	20	0	9	4	3	0	16	0	20	148	7	0	175	0	12	183	7	0	202	413
Hourly Total	0	35	23	19	0	77	0	28	14	18	3	60	0	63	521	38	1	622	0	23	754	27	1	804	1563
5:00 PM	0	4	3	8	0	15	0	9	6	5	0	20	0	16	165	13	1	194	0	3	199	8	0	210	439
5:15 PM	0	6	7	1	0	14	0	6	6	4	0	16	0	14	151	6	1	171	0	7	175	18	0	200	401
5:30 PM	0	15	5	8	0	28	0	15	9	7	0	31	0	19	126	10	1	155	0	9	185	15	0	209	423
5:45 PM	0	15	6	10	1	31	0	8	5	7	0	20	0	20	158	10	0	188	0	4	150	8	0	162	401
Hourly Total	0	40	21	27	1	88	0	38	26	23	0	87	0	69	600	39	3	708	0	23	709	49	0	781	1664
6:00 PM	0	11	9	2	0	22	0	11	2	6	1	19	0	23	102	6	0	131	0	12	208	11	0	231	403
6:15 PM	0	11	3	6	0	20	0	10	1	4	0	15	0	16	135	7	0	158	0	4	163	3	0	170	363
6:30 PM	0	9	4	5	0	18	0	3	1	4	1	8	0	8	92	5	0	105	0	6	133	15	0	154	285
6:45 PM	0	13	4	4	0	21	0	4	3	3	1	10	0	7	88	7	1	102	0	3	96	9	0	108	241
Hourly Total	0	44	20	17	0	81	0	28	7	17	3	52	0	54	417	25	1	496	0	25	600	38	0	663	1292
Grand Total	0	194	76	201	2	471	0	184	70	91	7	345	0	209	3130	135	5	3474	0	84	2875	140	2	3099	7389
Approach %	0.0	41.2	16.1	42.7	-	-	0.0	53.3	20.3	26.4	-	-	0.0	6.0	90.1	3.9	-	-	0.0	2.7	92.8	4.5	-	-	-
Total %	0.0	2.6	1.0	2.7	-	6.4	0.0	2.5	0.9	1.2	-	4.7	0.0	2.8	42.4	1.8	-	47.0	0.0	1.1	38.9	1.9	-	41.9	-
Lights	0	192	74	201	-	467	0	179	69	88	-	336	0	209	3047	130	-	3386	0	83	2782	140	-	3005	7194

% Lights	-	99.0	97.4	100.0	-	99.2	-	97.3	98.6	96.7	-	97.4	-	100.0	97.3	96.3	-	97.5	-	98.8	96.8	100.0	-	97.0	97.4
Buses	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	0	0	2	0	-	2	3
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.5	0.0	0.0	-	0.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	0.0
Single-Unit Trucks	0	1	1	0	-	2	0	1	1	2	-	4	0	0	45	2	-	47	0	1	63	0	-	64	117
% Single-Unit Trucks	-	0.5	1.3	0.0	-	0.4	-	0.5	1.4	2.2	-	1.2	-	0.0	1.4	1.5	-	1.4	-	1.2	2.2	0.0	-	2.1	1.6
Articulated Trucks	0	1	1	0	-	2	0	3	0	0	-	3	0	0	38	3	-	41	0	0	28	0	-	28	74
% Articulated Trucks	-	0.5	1.3	0.0	-	0.4	-	1.6	0.0	0.0	-	0.9	-	0.0	1.2	2.2	-	1.2	-	0.0	1.0	0.0	-	0.9	1.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	1	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	1.1	-	0.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	7	-	-	-	-	-	5	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 mmendoza@kloainc.com

Count Name: pauline rd and weiland rd
Site Code:
Start Date: 03/27/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	pauline ave Eastbound						pauline ave Westbound						weiland rd Northbound						weiland rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	3	1	17	0	21	0	7	1	2	0	10	0	1	158	6	0	165	0	3	87	1	0	91	287
8:15 AM	0	9	1	17	0	27	0	9	5	3	1	17	0	3	137	5	0	145	0	3	79	3	1	85	274
8:30 AM	0	7	2	13	1	22	0	11	7	4	0	22	0	3	149	1	0	153	0	1	90	9	0	100	297
8:45 AM	0	11	2	13	0	26	0	13	3	6	0	22	0	5	176	6	0	187	0	1	100	2	0	103	338
Total	0	30	6	60	1	96	0	40	16	15	1	71	0	12	620	18	0	650	0	8	356	15	1	379	1196
Approach %	0.0	31.3	6.3	62.5	-	-	0.0	56.3	22.5	21.1	-	-	0.0	1.8	95.4	2.8	-	-	0.0	2.1	93.9	4.0	-	-	-
Total %	0.0	2.5	0.5	5.0	-	8.0	0.0	3.3	1.3	1.3	-	5.9	0.0	1.0	51.8	1.5	-	54.3	0.0	0.7	29.8	1.3	-	31.7	-
PHF	0.000	0.682	0.750	0.882	-	0.889	0.000	0.769	0.571	0.625	-	0.807	0.000	0.600	0.881	0.750	-	0.869	0.000	0.667	0.890	0.417	-	0.920	0.885
Lights	0	29	6	60	-	95	0	39	16	15	-	70	0	12	597	18	-	627	0	8	337	15	-	360	1152
% Lights	-	96.7	100.0	100.0	-	99.0	-	97.5	100.0	100.0	-	98.6	-	100.0	96.3	100.0	-	96.5	-	100.0	94.7	100.0	-	95.0	96.3
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	1	0	0	-	1	0	1	0	0	-	1	0	0	8	0	-	8	0	0	14	0	-	14	24
% Single-Unit Trucks	-	3.3	0.0	0.0	-	1.0	-	2.5	0.0	0.0	-	1.4	-	0.0	1.3	0.0	-	1.2	-	0.0	3.9	0.0	-	3.7	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	15	0	-	15	0	0	5	0	-	5	20
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	2.4	0.0	-	2.3	-	0.0	1.4	0.0	-	1.3	1.7
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 mmendoza@kloainc.com

Count Name: pauline rd and weiland rd
Site Code:
Start Date: 03/27/2025

Turning Movement Peak Hour Data (4:45 PM)

Start Time	pauline ave Eastbound						pauline ave Westbound						weiland rd Northbound						weiland rd Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	6	8	6	0	20	0	9	4	3	0	16	0	20	148	7	0	175	0	12	183	7	0	202	413
5:00 PM	0	4	3	8	0	15	0	9	6	5	0	20	0	16	165	13	1	194	0	3	199	8	0	210	439
5:15 PM	0	6	7	1	0	14	0	6	6	4	0	16	0	14	151	6	1	171	0	7	175	18	0	200	401
5:30 PM	0	15	5	8	0	28	0	15	9	7	0	31	0	19	126	10	1	155	0	9	185	15	0	209	423
Total	0	31	23	23	0	77	0	39	25	19	0	83	0	69	590	36	3	695	0	31	742	48	0	821	1676
Approach %	0.0	40.3	29.9	29.9	-	-	0.0	47.0	30.1	22.9	-	-	0.0	9.9	84.9	5.2	-	-	0.0	3.8	90.4	5.8	-	-	-
Total %	0.0	1.8	1.4	1.4	-	4.6	0.0	2.3	1.5	1.1	-	5.0	0.0	4.1	35.2	2.1	-	41.5	0.0	1.8	44.3	2.9	-	49.0	-
PHF	0.000	0.517	0.719	0.719	-	0.688	0.000	0.650	0.694	0.679	-	0.669	0.000	0.863	0.894	0.692	-	0.896	0.000	0.646	0.932	0.667	-	0.977	0.954
Lights	0	31	22	23	-	76	0	39	25	19	-	83	0	69	583	36	-	688	0	31	734	48	-	813	1660
% Lights	-	100.0	95.7	100.0	-	98.7	-	100.0	100.0	100.0	-	100.0	-	100.0	98.8	100.0	-	99.0	-	100.0	98.9	100.0	-	99.0	99.0
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	1	0	-	1	0	0	0	0	-	0	0	0	5	0	-	5	0	0	3	0	-	3	9
% Single-Unit Trucks	-	0.0	4.3	0.0	-	1.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.8	0.0	-	0.7	-	0.0	0.4	0.0	-	0.4	0.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	5	0	-	5	7
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.7	0.0	-	0.6	0.4
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 mmendoza@kloainc.com

Count Name: weiland rd and armstrong drive tmc 2
Site Code:
Start Date: 03/26/2025

Turning Movement Data

Start Time	armstrong rd Eastbound						armstrong rd Westbound						weiland rd Northbound						weiland rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
6:00 AM	0	0	0	10	0	10	0	2	0	2	0	4	0	15	114	8	0	137	0	15	74	2	0	91	242
6:15 AM	0	1	0	2	0	3	0	6	0	9	0	15	0	1	163	2	1	166	0	9	73	1	0	83	267
6:30 AM	0	1	0	3	0	4	0	6	0	5	0	11	0	5	156	6	0	167	0	16	96	2	0	114	296
6:45 AM	0	3	1	6	0	10	0	4	1	3	0	8	0	5	194	11	0	210	0	7	87	0	0	94	322
Hourly Total	0	5	1	21	0	27	0	18	1	19	0	38	0	26	627	27	1	680	0	47	330	5	0	382	1127
7:00 AM	0	0	0	4	0	4	0	4	0	6	0	10	0	4	166	8	0	178	0	15	102	2	0	119	311
7:15 AM	0	0	0	2	0	2	0	4	0	4	0	8	2	1	162	10	1	175	0	16	107	0	0	123	308
7:30 AM	0	0	1	7	0	8	0	7	0	11	0	18	0	2	136	6	0	144	0	12	101	3	0	116	286
7:45 AM	0	1	0	2	0	3	0	7	0	7	0	14	0	7	149	6	0	162	0	19	106	2	0	127	306
Hourly Total	0	1	1	15	0	17	0	22	0	28	0	50	2	14	613	30	1	659	0	62	416	7	0	485	1211
8:00 AM	0	3	0	3	0	6	0	7	0	7	0	14	1	3	164	6	0	174	0	16	109	1	0	126	320
8:15 AM	0	1	0	1	1	2	0	2	0	6	0	8	1	7	126	4	0	138	0	10	104	2	0	116	264
8:30 AM	0	0	0	2	0	2	0	3	1	4	1	8	0	2	126	2	1	130	0	12	88	0	0	100	240
8:45 AM	0	0	0	3	0	3	0	9	0	3	0	12	0	0	115	2	1	117	0	7	106	2	0	115	247
Hourly Total	0	4	0	9	1	13	0	21	1	20	1	42	2	12	531	14	2	559	0	45	407	5	0	457	1071
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	0	6	1	6	0	6	0	21	1	27	1	5	144	9	1	159	0	7	220	1	0	228	420
4:15 PM	0	3	0	5	4	8	0	8	0	24	2	32	3	5	149	9	1	166	0	13	181	1	0	195	401
4:30 PM	0	3	0	6	0	9	0	13	0	12	2	25	5	4	155	12	0	176	0	13	174	4	0	191	401
4:45 PM	0	1	0	3	0	4	0	10	0	20	1	30	2	3	143	9	0	157	0	9	150	3	0	162	353
Hourly Total	0	7	0	20	5	27	0	37	0	77	6	114	11	17	591	39	2	658	0	42	725	9	0	776	1575
5:00 PM	0	1	0	7	2	8	0	9	0	18	3	27	5	7	115	9	0	136	0	14	196	2	0	212	383
5:15 PM	0	0	0	9	0	9	0	5	1	11	0	17	11	4	118	4	0	137	0	7	150	2	0	159	322
5:30 PM	0	1	1	4	0	6	0	4	0	17	0	21	3	0	116	9	0	128	0	11	146	3	0	160	315
5:45 PM	0	1	0	3	0	4	0	8	0	7	1	15	4	4	116	4	0	128	0	7	97	1	0	105	252
Hourly Total	0	3	1	23	2	27	0	26	1	53	4	80	23	15	465	26	0	529	0	39	589	8	0	636	1272
6:00 PM	0	1	0	1	1	2	0	0	0	8	0	8	4	3	92	9	0	108	0	2	101	0	0	103	221
6:15 PM	0	0	0	4	0	4	0	8	0	6	1	14	4	3	93	7	0	107	0	7	99	2	0	108	233
6:30 PM	0	0	0	7	0	7	0	2	0	4	0	6	6	5	80	2	0	93	0	4	84	0	0	88	194
6:45 PM	0	1	0	7	0	8	0	1	0	4	1	5	2	3	106	6	0	117	0	2	81	2	0	85	215
Hourly Total	0	2	0	19	1	21	0	11	0	22	2	33	16	14	371	24	0	425	0	15	365	4	0	384	863
Grand Total	0	22	3	107	9	132	0	135	3	219	13	357	54	98	3198	160	6	3510	0	250	2832	38	0	3120	7119
Approach %	0.0	16.7	2.3	81.1	-	-	0.0	37.8	0.8	61.3	-	-	1.5	2.8	91.1	4.6	-	-	0.0	8.0	90.8	1.2	-	-	-
Total %	0.0	0.3	0.0	1.5	-	1.9	0.0	1.9	0.0	3.1	-	5.0	0.8	1.4	44.9	2.2	-	49.3	0.0	3.5	39.8	0.5	-	43.8	-
Lights	0	22	3	103	-	128	0	134	3	217	-	354	54	94	3097	157	-	3402	0	248	2741	37	-	3026	6910

% Lights	-	100.0	100.0	96.3	-	97.0	-	99.3	100.0	99.1	-	99.2	100.0	95.9	96.8	98.1	-	96.9	-	99.2	96.8	97.4	-	97.0	97.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	5	0	-	5	0	1	1	0	-	2	7
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.2	0.0	-	0.1	-	0.4	0.0	0.0	-	0.1	0.1
Single-Unit Trucks	0	0	0	4	-	4	0	1	0	2	-	3	0	4	54	2	-	60	0	1	72	1	-	74	141
% Single-Unit Trucks	-	0.0	0.0	3.7	-	3.0	-	0.7	0.0	0.9	-	0.8	0.0	4.1	1.7	1.3	-	1.7	-	0.4	2.5	2.6	-	2.4	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	42	1	-	43	0	0	18	0	-	18	61
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	1.3	0.6	-	1.2	-	0.0	0.6	0.0	-	0.6	0.9
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	9	-	-	-	-	-	13	-	-	-	-	-	6	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 mmendoza@kloainc.com

Count Name: weiland rd and armstrong drive tmc 2
Site Code:
Start Date: 03/26/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	armstrong rd Eastbound						armstrong rd Westbound						weiland rd Northbound						weiland rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
8:00 AM	0	3	0	3	0	6	0	7	0	7	0	14	1	3	164	6	0	174	0	16	109	1	0	126	320
8:15 AM	0	1	0	1	1	2	0	2	0	6	0	8	1	7	126	4	0	138	0	10	104	2	0	116	264
8:30 AM	0	0	0	2	0	2	0	3	1	4	1	8	0	2	126	2	1	130	0	12	88	0	0	100	240
8:45 AM	0	0	0	3	0	3	0	9	0	3	0	12	0	0	115	2	1	117	0	7	106	2	0	115	247
Total	0	4	0	9	1	13	0	21	1	20	1	42	2	12	531	14	2	559	0	45	407	5	0	457	1071
Approach %	0.0	30.8	0.0	69.2	-	-	0.0	50.0	2.4	47.6	-	-	0.4	2.1	95.0	2.5	-	-	0.0	9.8	89.1	1.1	-	-	-
Total %	0.0	0.4	0.0	0.8	-	1.2	0.0	2.0	0.1	1.9	-	3.9	0.2	1.1	49.6	1.3	-	52.2	0.0	4.2	38.0	0.5	-	42.7	-
PHF	0.000	0.333	0.000	0.750	-	0.542	0.000	0.583	0.250	0.714	-	0.750	0.500	0.429	0.809	0.583	-	0.803	0.000	0.703	0.933	0.625	-	0.907	0.837
Lights	0	4	0	8	-	12	0	20	1	20	-	41	2	11	494	12	-	519	0	44	384	5	-	433	1005
% Lights	-	100.0	-	88.9	-	92.3	-	95.2	100.0	100.0	-	97.6	100.0	91.7	93.0	85.7	-	92.8	-	97.8	94.3	100.0	-	94.7	93.8
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	0	0	0	-	0	4
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.8	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	0.4
Single-Unit Trucks	0	0	0	1	-	1	0	1	0	0	-	1	0	1	20	2	-	23	0	1	16	0	-	17	42
% Single-Unit Trucks	-	0.0	-	11.1	-	7.7	-	4.8	0.0	0.0	-	2.4	0.0	8.3	3.8	14.3	-	4.1	-	2.2	3.9	0.0	-	3.7	3.9
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	13	0	-	13	0	0	7	0	-	7	20
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	2.4	0.0	-	2.3	-	0.0	1.7	0.0	-	1.5	1.9
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

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Count Name: weiland rd and armstrong drive tmc 2
Site Code:
Start Date: 03/26/2025

Turning Movement Peak Hour Data (4:45 PM)

Start Time	armstrong rd Eastbound						armstrong rd Westbound						weiland rd Northbound						weiland rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:45 PM	0	1	0	3	0	4	0	10	0	20	1	30	2	3	143	9	0	157	0	9	150	3	0	162	353
5:00 PM	0	1	0	7	2	8	0	9	0	18	3	27	5	7	115	9	0	136	0	14	196	2	0	212	383
5:15 PM	0	0	0	9	0	9	0	5	1	11	0	17	11	4	118	4	0	137	0	7	150	2	0	159	322
5:30 PM	0	1	1	4	0	6	0	4	0	17	0	21	3	0	116	9	0	128	0	11	146	3	0	160	315
Total	0	3	1	23	2	27	0	28	1	66	4	95	21	14	492	31	0	558	0	41	642	10	0	693	1373
Approach %	0.0	11.1	3.7	85.2	-	-	0.0	29.5	1.1	69.5	-	-	3.8	2.5	88.2	5.6	-	-	0.0	5.9	92.6	1.4	-	-	-
Total %	0.0	0.2	0.1	1.7	-	2.0	0.0	2.0	0.1	4.8	-	6.9	1.5	1.0	35.8	2.3	-	40.6	0.0	3.0	46.8	0.7	-	50.5	-
PHF	0.000	0.750	0.250	0.639	-	0.750	0.000	0.700	0.250	0.825	-	0.792	0.477	0.500	0.860	0.861	-	0.889	0.000	0.732	0.819	0.833	-	0.817	0.896
Lights	0	3	1	22	-	26	0	28	1	65	-	94	21	14	490	31	-	556	0	41	637	9	-	687	1363
% Lights	-	100.0	100.0	95.7	-	96.3	-	100.0	100.0	98.5	-	98.9	100.0	100.0	99.6	100.0	-	99.6	-	100.0	99.2	90.0	-	99.1	99.3
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	1	-	1	0	0	0	1	-	1	0	0	1	0	-	1	0	0	3	1	-	4	7
% Single-Unit Trucks	-	0.0	0.0	4.3	-	3.7	-	0.0	0.0	1.5	-	1.1	0.0	0.0	0.2	0.0	-	0.2	-	0.0	0.5	10.0	-	0.6	0.5
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	2	0	-	2	3
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.2	0.0	-	0.2	-	0.0	0.3	0.0	-	0.3	0.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Weiland Road with Woodstone Drive TMC
Site Code:
Start Date: 03/04/2025

Turning Movement Data

Start Time	Woodstone Drive Eastbound					Weiland Road Northbound					Weiland Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
6:00 AM	0	2	1	0	3	0	0	61	0	61	0	64	3	0	67	131
6:15 AM	0	1	4	0	5	0	0	92	0	92	0	54	0	0	54	151
6:30 AM	0	1	2	0	3	0	1	123	0	124	0	54	0	0	54	181
6:45 AM	0	2	3	1	5	0	0	165	0	165	0	51	0	0	51	221
Hourly Total	0	6	10	1	16	0	1	441	0	442	0	223	3	0	226	684
7:00 AM	0	4	5	0	9	0	0	144	0	144	0	69	1	0	70	223
7:15 AM	0	3	6	0	9	0	3	161	0	164	0	85	3	0	88	261
7:30 AM	0	4	7	0	11	0	1	190	0	191	0	112	3	0	115	317
7:45 AM	0	9	5	0	14	0	3	196	0	199	0	147	4	0	151	364
Hourly Total	0	20	23	0	43	0	7	691	0	698	0	413	11	0	424	1165
8:00 AM	0	3	7	0	10	0	1	184	0	185	0	118	2	0	120	315
8:15 AM	0	5	8	0	13	0	3	192	0	195	0	140	2	0	142	350
8:30 AM	0	7	4	0	11	0	2	180	0	182	0	124	5	0	129	322
8:45 AM	0	7	10	1	17	0	1	197	0	198	0	165	2	0	167	382
Hourly Total	0	22	29	1	51	0	7	753	0	760	0	547	11	0	558	1369
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	1	0	2	0	3	155	0	158	0	179	7	0	186	346
4:15 PM	0	4	6	0	10	0	11	136	0	147	0	176	1	0	177	334
4:30 PM	0	1	3	0	4	0	2	159	0	161	0	227	5	0	232	397
4:45 PM	0	1	1	0	2	0	4	161	0	165	0	215	4	0	219	386
Hourly Total	0	7	11	0	18	0	20	611	0	631	0	797	17	0	814	1463
5:00 PM	0	1	2	0	3	0	5	179	0	184	0	236	1	0	237	424
5:15 PM	0	2	6	0	8	0	7	165	0	172	0	211	6	0	217	397
5:30 PM	0	2	5	0	7	0	6	178	0	184	0	194	3	0	197	388
5:45 PM	0	4	4	0	8	0	4	181	0	185	0	201	6	0	207	400
Hourly Total	0	9	17	0	26	0	22	703	0	725	0	842	16	0	858	1609
6:00 PM	0	4	1	0	5	0	7	139	0	146	0	228	0	0	228	379
6:15 PM	0	4	5	0	9	0	3	130	0	133	0	172	7	0	179	321
6:30 PM	0	2	3	0	5	0	3	105	0	108	0	144	1	0	145	258
6:45 PM	0	1	1	0	2	0	4	98	0	102	0	104	2	0	106	210
Hourly Total	0	11	10	0	21	0	17	472	0	489	0	648	10	0	658	1168
Grand Total	0	75	100	2	175	0	74	3671	0	3745	0	3470	68	0	3538	7458
Approach %	0.0	42.9	57.1	-	-	0.0	2.0	98.0	-	-	0.0	98.1	1.9	-	-	-
Total %	0.0	1.0	1.3	-	2.3	0.0	1.0	49.2	-	50.2	0.0	46.5	0.9	-	47.4	-
Lights	0	74	97	-	171	0	71	3601	-	3672	0	3396	64	-	3460	7303
% Lights	-	98.7	97.0	-	97.7	-	95.9	98.1	-	98.1	-	97.9	94.1	-	97.8	97.9

Buses	0	1	3	-	4	0	3	21	-	24	0	12	4	-	16	44
% Buses	-	1.3	3.0	-	2.3	-	4.1	0.6	-	0.6	-	0.3	5.9	-	0.5	0.6
Single-Unit Trucks	0	0	0	-	0	0	0	34	-	34	0	45	0	-	45	79
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.9	-	0.9	-	1.3	0.0	-	1.3	1.1
Articulated Trucks	0	0	0	-	0	0	0	15	-	15	0	17	0	-	17	32
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.4	-	0.4	-	0.5	0.0	-	0.5	0.4
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	2	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Weiland Road with Woodstone Drive TMC
Site Code:
Start Date: 03/04/2025

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Woodstone Drive Eastbound					Weiland Road Northbound					Weiland Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	3	7	0	10	0	1	184	0	185	0	118	2	0	120	315
8:15 AM	0	5	8	0	13	0	3	192	0	195	0	140	2	0	142	350
8:30 AM	0	7	4	0	11	0	2	180	0	182	0	124	5	0	129	322
8:45 AM	0	7	10	1	17	0	1	197	0	198	0	165	2	0	167	382
Total	0	22	29	1	51	0	7	753	0	760	0	547	11	0	558	1369
Approach %	0.0	43.1	56.9	-	-	0.0	0.9	99.1	-	-	0.0	98.0	2.0	-	-	-
Total %	0.0	1.6	2.1	-	3.7	0.0	0.5	55.0	-	55.5	0.0	40.0	0.8	-	40.8	-
PHF	0.000	0.786	0.725	-	0.750	0.000	0.583	0.956	-	0.960	0.000	0.829	0.550	-	0.835	0.896
Lights	0	22	29	-	51	0	6	730	-	736	0	537	11	-	548	1335
% Lights	-	100.0	100.0	-	100.0	-	85.7	96.9	-	96.8	-	98.2	100.0	-	98.2	97.5
Buses	0	0	0	-	0	0	1	8	-	9	0	3	0	-	3	12
% Buses	-	0.0	0.0	-	0.0	-	14.3	1.1	-	1.2	-	0.5	0.0	-	0.5	0.9
Single-Unit Trucks	0	0	0	-	0	0	0	12	-	12	0	6	0	-	6	18
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	1.6	-	1.6	-	1.1	0.0	-	1.1	1.3
Articulated Trucks	0	0	0	-	0	0	0	3	-	3	0	1	0	-	1	4
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.4	-	0.4	-	0.2	0.0	-	0.2	0.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Weiland Road with Woodstone Drive TMC
Site Code:
Start Date: 03/04/2025

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Woodstone Drive Eastbound					Weiland Road Northbound					Weiland Road Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	1	1	0	2	0	4	161	0	165	0	215	4	0	219	386
5:00 PM	0	1	2	0	3	0	5	179	0	184	0	236	1	0	237	424
5:15 PM	0	2	6	0	8	0	7	165	0	172	0	211	6	0	217	397
5:30 PM	0	2	5	0	7	0	6	178	0	184	0	194	3	0	197	388
Total	0	6	14	0	20	0	22	683	0	705	0	856	14	0	870	1595
Approach %	0.0	30.0	70.0	-	-	0.0	3.1	96.9	-	-	0.0	98.4	1.6	-	-	-
Total %	0.0	0.4	0.9	-	1.3	0.0	1.4	42.8	-	44.2	0.0	53.7	0.9	-	54.5	-
PHF	0.000	0.750	0.583	-	0.625	0.000	0.786	0.954	-	0.958	0.000	0.907	0.583	-	0.918	0.940
Lights	0	6	14	-	20	0	22	676	-	698	0	847	14	-	861	1579
% Lights	-	100.0	100.0	-	100.0	-	100.0	99.0	-	99.0	-	98.9	100.0	-	99.0	99.0
Buses	0	0	0	-	0	0	0	2	-	2	0	2	0	-	2	4
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.3	-	0.3	-	0.2	0.0	-	0.2	0.3
Single-Unit Trucks	0	0	0	-	0	0	0	3	-	3	0	5	0	-	5	8
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.4	-	0.4	-	0.6	0.0	-	0.6	0.5
Articulated Trucks	0	0	0	-	0	0	0	2	-	2	0	2	0	-	2	4
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.3	-	0.3	-	0.2	0.0	-	0.2	0.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Site Plan

TYPICAL LOT DETAIL
SCALE: NOT TO SCALE

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (55'w x 101'd) Average Lot Size: 7,128 sq. ft.	33	7.46 AC.	86.74%
DETENTION/OPEN SPACE	-	1.11 AC.	12.91%
WEILAND R.O.W. DEDICATION		0.03 AC.	0.35%
TOTAL	33	8.60 AC.	100.0%

0 50' 100' 200'
SCALE: 1"=100'
NORTH

HIGHBURY CLUB - SITE PLAN
BUFFALO GROVE, ILLINOIS
04.29.2025

M/I HOMES

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CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

February 27, 2025

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Weiland Road (Rte 73) between Pauline Avenue and Lake Cook Road
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated February 25, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Weiland Rd (Rte 73) between Pauline Avenue and Lake Cook Road	15,500	20,200

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
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Level of Service Criteria

LEVEL OF SERVICE CRITERIA

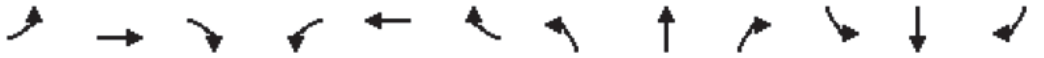
Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 7th Edition.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

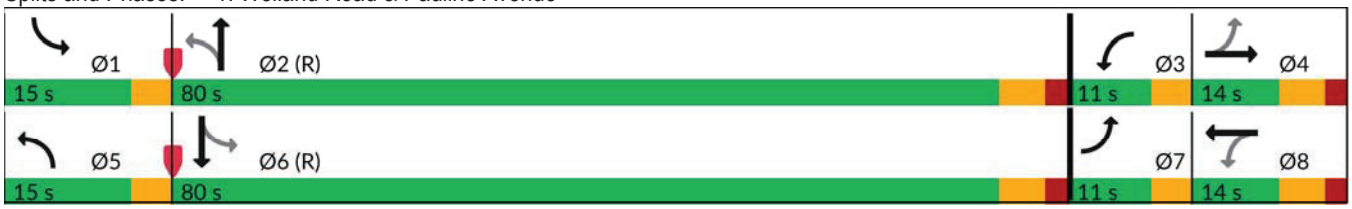


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	30	6	74	43	16	15	12	680	83	8	441	15
Future Volume (vph)	30	6	74	43	16	15	12	680	83	8	441	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	95		0	0		0	280		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			25			180			180		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.862			0.927			0.984			0.995	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1638	0	1770	1761	0	1805	3430	0	1805	3426	0
Flt Permitted	0.734			0.586			0.453			0.311		
Satd. Flow (perm)	1354	1638	0	1092	1761	0	861	3430	0	591	3426	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		83			17			20			5	
Link Speed (mph)		30			25			40			40	
Link Distance (ft)		892			226			564			673	
Travel Time (s)		20.3			6.2			9.6			11.5	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	3%	0%	0%	2%	0%	0%	0%	4%	0%	0%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	34	90	0	48	35	0	13	857	0	9	513	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	9.5	14.0		9.5	14.0		9.5	24.0		9.5	24.0	
Total Split (s)	11.0	14.0		11.0	14.0		15.0	80.0		15.0	80.0	
Total Split (%)	9.2%	11.7%		9.2%	11.7%		12.5%	66.7%		12.5%	66.7%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)	17.1	8.7		19.1	11.2		91.7	88.0		90.9	86.2	
Actuated g/C Ratio	0.14	0.07		0.16	0.09		0.76	0.73		0.76	0.72	
v/c Ratio	0.16	0.46		0.22	0.19		0.02	0.34		0.02	0.21	
Control Delay (s/veh)	40.9	21.0		42.2	34.3		4.4	7.0		4.5	6.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	40.9	21.0		42.2	34.3		4.4	7.0		4.5	6.9	
LOS	D	C		D	C		A	A		A	A	
Approach Delay (s/veh)		26.5			38.8			6.9			6.9	
Approach LOS		C			D			A			A	
Queue Length 50th (ft)	22	5		32	13		2	102		1	54	
Queue Length 95th (ft)	48	55		62	45		8	203		6	114	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		812			146			484			593	
Turn Bay Length (ft)	95						280			185		
Base Capacity (vph)	224	195		220	180		753	2523		571	2465	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.46		0.22	0.19		0.02	0.34		0.02	0.21	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.46			
Intersection Signal Delay (s/veh): 10.1		Intersection LOS: B	
Intersection Capacity Utilization 40.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Weiland Road & Pauline Avenue



Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	93	4	1	68	6	5
Future Vol, veh/h	93	4	1	68	6	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	5	0	0	3	0	0
Mvmt Flow	133	6	1	97	9	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	139	0	187	136
Stage 1	-	-	-	-	136	-
Stage 2	-	-	-	-	51	-
Critical Hdwy	-	-	4.1	-	6.6	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1457	-	798	918
Stage 1	-	-	-	-	896	-
Stage 2	-	-	-	-	971	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1457	-	797	918
Mov Cap-2 Maneuver	-	-	-	-	797	-
Stage 1	-	-	-	-	896	-
Stage 2	-	-	-	-	970	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.12	9.32
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	848	-	-	52	-
HCM Lane V/C Ratio	0.019	-	-	0.001	-
HCM Ctrl Dly (s/v)	9.3	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	29	7	753	547	11
Future Vol, veh/h	22	29	7	753	547	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	75	0	140	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	14	3	2	0
Mvmt Flow	24	32	8	837	608	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1048	310	620	0	-	0
Stage 1	614	-	-	-	-	-
Stage 2	434	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.38	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.34	-	-	-
Pot Cap-1 Maneuver	227	692	879	-	-	-
Stage 1	508	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	225	692	879	-	-	-
Mov Cap-2 Maneuver	355	-	-	-	-	-
Stage 1	504	-	-	-	-	-
Stage 2	627	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.8	0.08	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	879	-	355	692	-	-
HCM Lane V/C Ratio	0.009	-	0.069	0.047	-	-
HCM Ctrl Dly (s/v)	9.1	-	15.9	10.5	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	4	0	9	21	1	20	2	12	736	14	45	526	5
Future Vol, veh/h	4	0	9	21	1	20	2	12	736	14	45	526	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	120	-	-	245	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	92	84	84	84	84	84	84
Heavy Vehicles, %	0	0	11	5	0	0	0	8	7	14	2	6	0
Mvmt Flow	5	0	11	25	1	24	2	14	876	17	54	626	6

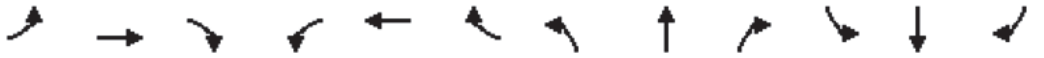
Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	1208	1662	316	1338	1657	446	632	632	0	0	893	0	0
Stage 1	736	736	-	917	917	-	-	-	-	-	-	-	-
Stage 2	472	926	-	420	739	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	7.12	7.6	6.5	6.9	6.4	4.26	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.6	5.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.6	5.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.41	3.55	4	3.3	2.5	2.28	-	-	2.22	-	-
Pot Cap-1 Maneuver	141	98	654	108	99	565	578	907	-	-	755	-	-
Stage 1	381	428	-	287	353	-	-	-	-	-	-	-	-
Stage 2	547	350	-	573	427	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	123	89	654	97	90	565	841	841	-	-	755	-	-
Mov Cap-2 Maneuver	237	192	-	205	206	-	-	-	-	-	-	-	-
Stage 1	354	398	-	281	346	-	-	-	-	-	-	-	-
Stage 2	512	343	-	524	396	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	13.81	19.74	0.17	0.79
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	841	-	-	424	294	755	-	-
HCM Lane V/C Ratio	0.02	-	-	0.036	0.17	0.071	-	-
HCM Ctrl Dly (s/v)	9.4	-	-	13.8	19.7	10.1	-	-
HCM Lane LOS	A	-	-	B	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.6	0.2	-	-

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

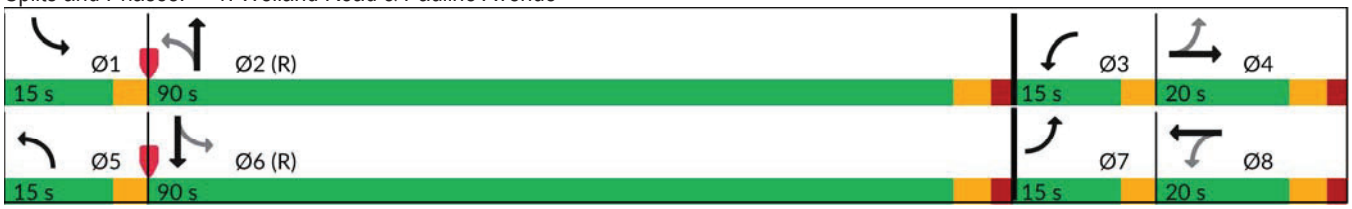


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	31	23	25	40	25	19	69	590	36	38	805	48
Future Volume (vph)	31	23	25	40	25	19	69	590	36	38	805	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	95		0	0		0	280		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			25			180			180		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.922			0.935			0.991			0.991	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	1719	0	1805	1776	0	1805	3544	0	1805	3544	0
Flt Permitted	0.727			0.597			0.291			0.390		
Satd. Flow (perm)	1381	1719	0	1134	1776	0	553	3544	0	741	3544	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		26			20			8			8	
Link Speed (mph)		30			25			40			40	
Link Distance (ft)		892			226			564			673	
Travel Time (s)		20.3			6.2			9.6			11.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	4%	0%	0%	0%	0%	0%	1%	0%	0%	1%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	33	50	0	42	46	0	73	659	0	40	898	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	9.5	14.0		9.5	14.0		9.5	24.0		9.5	24.0	
Total Split (s)	15.0	20.0		15.0	20.0		15.0	90.0		15.0	90.0	
Total Split (%)	10.7%	14.3%		10.7%	14.3%		10.7%	64.3%		10.7%	64.3%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)	16.5	8.9		18.0	11.3		112.7	106.0		111.6	105.5	
Actuated g/C Ratio	0.12	0.06		0.13	0.08		0.81	0.76		0.80	0.75	
v/c Ratio	0.18	0.38		0.23	0.29		0.15	0.25		0.06	0.34	
Control Delay (s/veh)	51.1	43.3		52.3	43.8		4.2	7.2		4.0	8.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	51.1	43.3		52.3	43.8		4.2	7.2		4.0	8.2	
LOS	D	D		D	D		A	A		A	A	
Approach Delay (s/veh)		46.4			47.8			6.9			8.0	
Approach LOS		D			D			A			A	
Queue Length 50th (ft)	26	21		34	23		12	101		6	153	
Queue Length 95th (ft)	56	64		67	64		28	151		18	224	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		812			146			484			593	
Turn Bay Length (ft)	95						280			185		
Base Capacity (vph)	236	195		222	205		557	2685		695	2671	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.14	0.26		0.19	0.22		0.13	0.25		0.06	0.34	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.38			
Intersection Signal Delay (s/veh): 11.2		Intersection LOS: B	
Intersection Capacity Utilization 49.8%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Weiland Road & Pauline Avenue



Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	89	8	2	76	8	2
Future Vol, veh/h	89	8	2	76	8	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	1	0	0	0	0	0
Mvmt Flow	107	10	2	92	10	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	117	0	163	112
Stage 1	-	-	-	-	112	-
Stage 2	-	-	-	-	51	-
Critical Hdwy	-	-	4.1	-	6.6	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1484	-	825	946
Stage 1	-	-	-	-	918	-
Stage 2	-	-	-	-	972	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1484	-	824	946
Mov Cap-2 Maneuver	-	-	-	-	824	-
Stage 1	-	-	-	-	918	-
Stage 2	-	-	-	-	970	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.2	9.32
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	846	-	-	92	-
HCM Lane V/C Ratio	0.014	-	-	0.002	-
HCM Ctrl Dly (s/v)	9.3	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	14	22	689	856	14
Future Vol, veh/h	6	14	22	689	856	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	75	0	140	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	6	15	23	733	911	15

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1331	463	926	0	-	0
Stage 1	918	-	-	-	-	-
Stage 2	413	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	148	551	747	-	-	-
Stage 1	354	-	-	-	-	-
Stage 2	642	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	144	551	747	-	-	-
Mov Cap-2 Maneuver	261	-	-	-	-	-
Stage 1	343	-	-	-	-	-
Stage 2	642	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	13.94	0.31	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	747	-	261	551	-	-
HCM Lane V/C Ratio	0.031	-	0.024	0.027	-	-
HCM Ctrl Dly (s/v)	10	-	19.1	11.7	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	3	1	23	28	1	66	21	14	642	31	41	819	10
Future Vol, veh/h	3	1	23	28	1	66	21	14	642	31	41	819	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	120	-	-	245	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	4	0	0	2	0	0	0	0	0	1	10
Mvmt Flow	3	1	26	31	1	73	23	16	713	34	46	910	11

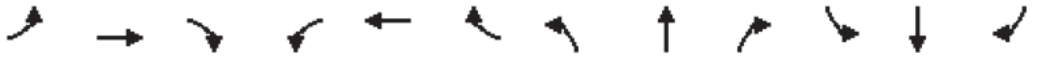
Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	1442	1832	461	1355	1821	374	921	921	0	0	748	0	0
Stage 1	1007	1007	-	808	808	-	-	-	-	-	-	-	-
Stage 2	435	826	-	547	1012	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.98	7.5	6.5	6.94	6.4	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.34	3.5	4	3.32	2.5	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	95	77	542	110	78	624	379	750	-	-	870	-	-
Stage 1	262	321	-	345	397	-	-	-	-	-	-	-	-
Stage 2	575	390	-	494	319	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	72	67	542	90	68	624	456	456	-	-	870	-	-
Mov Cap-2 Maneuver	172	171	-	202	169	-	-	-	-	-	-	-	-
Stage 1	248	304	-	316	363	-	-	-	-	-	-	-	-
Stage 2	463	356	-	445	303	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	14.45	18.08	0.67	0.44
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	456	-	-	411	380	870	-	-
HCM Lane V/C Ratio	0.085	-	-	0.073	0.278	0.052	-	-
HCM Ctrl Dly (s/v)	13.6	-	-	14.4	18.1	9.4	-	-
HCM Lane LOS	B	-	-	B	C	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.2	1.1	0.2	-	-

Capacity Analysis Summary Sheets

Year 2031 No-Build Weekday Morning Peak Hour

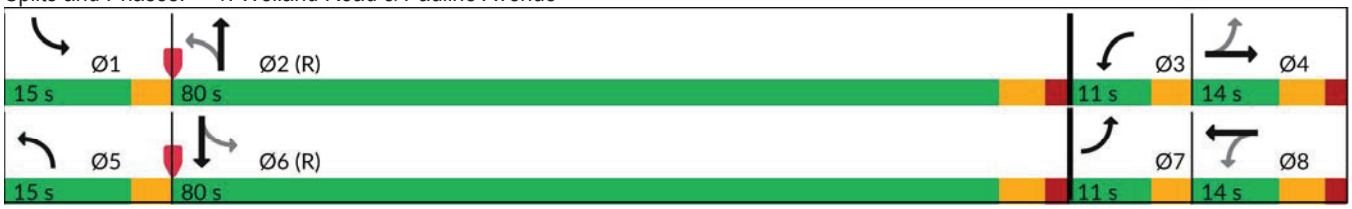


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	32	7	78	46	17	16	13	721	88	8	468	16
Future Volume (vph)	32	7	78	46	17	16	13	721	88	8	468	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	95		0	0		0	280		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			25			180			180		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.862			0.927			0.984			0.995	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1638	0	1770	1761	0	1805	3430	0	1805	3426	0
Flt Permitted	0.733			0.559			0.437			0.291		
Satd. Flow (perm)	1352	1638	0	1041	1761	0	830	3430	0	553	3426	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		88			18			20			5	
Link Speed (mph)		30			25			40			40	
Link Distance (ft)		892			226			564			673	
Travel Time (s)		20.3			6.2			9.6			11.5	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	3%	0%	0%	2%	0%	0%	0%	4%	0%	0%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	36	96	0	52	37	0	15	909	0	9	544	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	9.5	14.0		9.5	14.0		9.5	24.0		9.5	24.0	
Total Split (s)	11.0	14.0		11.0	14.0		15.0	80.0		15.0	80.0	
Total Split (%)	9.2%	11.7%		9.2%	11.7%		12.5%	66.7%		12.5%	66.7%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)	17.3	8.8		19.4	11.4		91.5	87.8		90.7	85.9	
Actuated g/C Ratio	0.14	0.07		0.16	0.10		0.76	0.73		0.76	0.72	
v/c Ratio	0.17	0.48		0.24	0.20		0.02	0.36		0.02	0.22	
Control Delay (s/veh)	40.8	21.1		42.3	34.0		4.5	7.3		4.6	7.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	40.8	21.1		42.3	34.0		4.5	7.3		4.6	7.2	
LOS	D	C		D	C		A	A		A	A	
Approach Delay (s/veh)		26.5			38.9			7.2			7.1	
Approach LOS		C			D			A			A	
Queue Length 50th (ft)	24	6		34	14		2	111		1	59	
Queue Length 95th (ft)	50	57		66	47		9	221		7	124	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		812			146			484			593	
Turn Bay Length (ft)	95						280			185		
Base Capacity (vph)	225	201		219	183		730	2519		544	2460	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.16	0.48		0.24	0.20		0.02	0.36		0.02	0.22	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.48			
Intersection Signal Delay (s/veh): 10.3		Intersection LOS: B	
Intersection Capacity Utilization 41.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Weiland Road & Pauline Avenue



Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	99	4	1	73	6	5
Future Vol, veh/h	99	4	1	73	6	5
Conflicting Peds, #/hr	0	0	3	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	5	0	0	3	0	0
Mvmt Flow	141	6	1	104	9	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	150	0	202	147
Stage 1	-	-	-	-	147	-
Stage 2	-	-	-	-	55	-
Critical Hdwy	-	-	4.1	-	6.6	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1443	-	782	905
Stage 1	-	-	-	-	885	-
Stage 2	-	-	-	-	967	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1439	-	779	902
Mov Cap-2 Maneuver	-	-	-	-	779	-
Stage 1	-	-	-	-	883	-
Stage 2	-	-	-	-	966	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.11	9.42
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	831	-	-	49	-
HCM Lane V/C Ratio	0.019	-	-	0.001	-
HCM Ctrl Dly (s/v)	9.4	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	24	31	7	798	580	12
Future Vol, veh/h	24	31	7	798	580	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	75	0	140	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	14	3	2	0
Mvmt Flow	27	34	8	887	644	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1110	329	658	0	-	0
Stage 1	651	-	-	-	-	-
Stage 2	459	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.38	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.34	-	-	-
Pot Cap-1 Maneuver	207	673	849	-	-	-
Stage 1	486	-	-	-	-	-
Stage 2	609	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	205	673	849	-	-	-
Mov Cap-2 Maneuver	337	-	-	-	-	-
Stage 1	482	-	-	-	-	-
Stage 2	609	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	13.24	0.08	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	849	-	337	673	-	-
HCM Lane V/C Ratio	0.009	-	0.079	0.051	-	-
HCM Ctrl Dly (s/v)	9.3	-	16.6	10.6	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	0.2	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	4	0	10	22	1	21	2	13	780	15	48	558	5
Future Vol, veh/h	4	0	10	22	1	21	2	13	780	15	48	558	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	120	-	-	245	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	92	84	84	84	84	84	84
Heavy Vehicles, %	0	0	11	5	0	0	0	8	7	14	2	6	0
Mvmt Flow	5	0	12	26	1	25	2	15	929	18	57	664	6

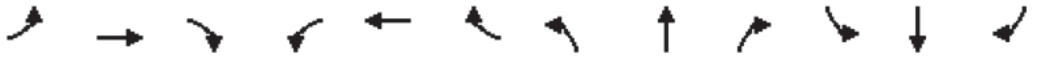
Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	1282	1763	335	1419	1757	473	670	670	0	0	946	0	0
Stage 1	782	782	-	973	973	-	-	-	-	-	-	-	-
Stage 2	500	982	-	446	785	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	7.12	7.6	6.5	6.9	6.4	4.26	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.6	5.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.6	5.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.41	3.55	4	3.3	2.5	2.28	-	-	2.22	-	-
Pot Cap-1 Maneuver	125	85	635	94	86	543	547	877	-	-	721	-	-
Stage 1	358	408	-	265	333	-	-	-	-	-	-	-	-
Stage 2	526	330	-	553	407	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	106	77	635	83	77	543	813	813	-	-	721	-	-
Mov Cap-2 Maneuver	218	176	-	187	191	-	-	-	-	-	-	-	-
Stage 1	330	376	-	259	326	-	-	-	-	-	-	-	-
Stage 2	489	323	-	500	375	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	14.14	21.31	0.17	0.82
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	813	-	-	411	273	721	-	-
HCM Lane V/C Ratio	0.022	-	-	0.041	0.192	0.079	-	-
HCM Ctrl Dly (s/v)	9.5	-	-	14.1	21.3	10.4	-	-
HCM Lane LOS	A	-	-	B	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.7	0.3	-	-

Capacity Analysis Summary Sheets

Year 2031 No-Build Weekday Evening Peak Hour

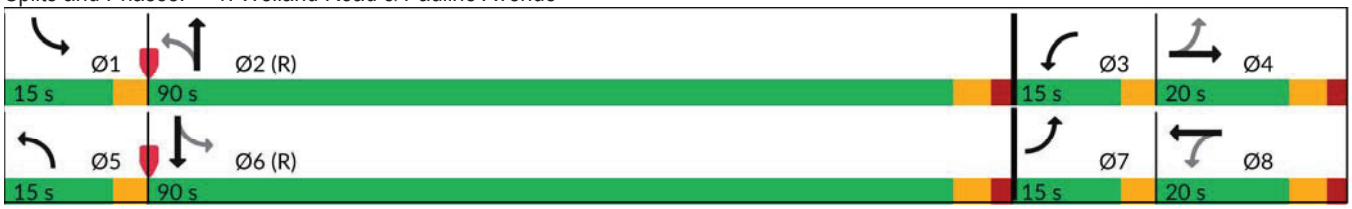


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	24	27	42	27	20	73	625	38	40	853	51
Future Volume (vph)	33	24	27	42	27	20	73	625	38	40	853	51
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	95		0	0		0	280		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			25			180			180		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.921			0.936			0.991			0.991	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	1717	0	1805	1778	0	1805	3544	0	1805	3544	0
Flt Permitted	0.725			0.685			0.269			0.378		
Satd. Flow (perm)	1378	1717	0	1302	1778	0	511	3544	0	718	3544	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		28			21			8			8	
Link Speed (mph)		30			25			40			40	
Link Distance (ft)		892			226			564			673	
Travel Time (s)		20.3			6.2			9.6			11.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	4%	0%	0%	0%	0%	0%	1%	0%	0%	1%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	35	53	0	44	49	0	77	698	0	42	952	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	9.5	14.0		9.5	14.0		9.5	24.0		9.5	24.0	
Total Split (s)	15.0	20.0		15.0	20.0		15.0	90.0		15.0	90.0	
Total Split (%)	10.7%	14.3%		10.7%	14.3%		10.7%	64.3%		10.7%	64.3%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)	16.6	8.9		17.5	9.4		112.6	105.8		110.7	102.3	
Actuated g/C Ratio	0.12	0.06		0.13	0.07		0.80	0.76		0.79	0.73	
v/c Ratio	0.19	0.39		0.23	0.36		0.16	0.26		0.07	0.37	
Control Delay (s/veh)	51.1	42.8		52.1	46.8		4.4	7.4		4.1	8.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	51.1	42.8		52.1	46.8		4.4	7.4		4.1	8.7	
LOS	D	D		D	D		A	A		A	A	
Approach Delay (s/veh)		46.1			49.3			7.1			8.5	
Approach LOS		D			D			A			A	
Queue Length 50th (ft)	28	22		35	25		13	108		7	165	
Queue Length 95th (ft)	58	67		69	66		29	162		18	243	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		812			146			484			593	
Turn Bay Length (ft)	95						280			185		
Base Capacity (vph)	237	196		234	196		525	2681		678	2592	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.27		0.19	0.25		0.15	0.26		0.06	0.37	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.39			
Intersection Signal Delay (s/veh): 11.6		Intersection LOS: B	
Intersection Capacity Utilization 51.6%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Weiland Road & Pauline Avenue



Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	94	8	2	81	8	2
Future Vol, veh/h	94	8	2	81	8	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	1	0	0	0	0	0
Mvmt Flow	113	10	2	98	10	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	123	0	172	118
Stage 1	-	-	-	-	118	-
Stage 2	-	-	-	-	54	-
Critical Hdwy	-	-	4.1	-	6.6	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1477	-	815	939
Stage 1	-	-	-	-	912	-
Stage 2	-	-	-	-	968	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1477	-	814	939
Mov Cap-2 Maneuver	-	-	-	-	814	-
Stage 1	-	-	-	-	912	-
Stage 2	-	-	-	-	967	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.19	9.37
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	836	-	-	87	-
HCM Lane V/C Ratio	0.014	-	-	0.002	-
HCM Ctrl Dly (s/v)	9.4	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	15	24	730	907	15
Future Vol, veh/h	6	15	24	730	907	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	75	0	140	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	6	16	26	777	965	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1412	490	981	0	-	0
Stage 1	973	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	131	529	712	-	-	-
Stage 1	332	-	-	-	-	-
Stage 2	623	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	127	529	712	-	-	-
Mov Cap-2 Maneuver	243	-	-	-	-	-
Stage 1	320	-	-	-	-	-
Stage 2	623	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	14.37	0.33	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	712	-	243	529	-	-
HCM Lane V/C Ratio	0.036	-	0.026	0.03	-	-
HCM Ctrl Dly (s/v)	10.2	-	20.2	12	-	-
HCM Lane LOS	B	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	3	1	24	30	1	70	22	15	681	33	43	868	11
Future Vol, veh/h	3	1	24	30	1	70	22	15	681	33	43	868	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	120	-	-	245	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	4	0	0	2	0	0	0	0	0	1	10
Mvmt Flow	3	1	27	33	1	78	24	17	757	37	48	964	12

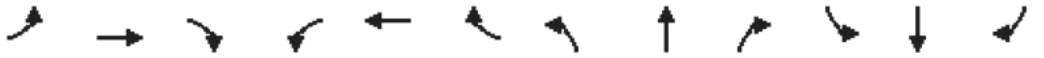
Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	1527	1942	488	1436	1929	397	977	977	0	0	793	0	0
Stage 1	1066	1066	-	857	857	-	-	-	-	-	-	-	-
Stage 2	461	876	-	578	1072	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.98	7.5	6.5	6.94	6.4	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.34	3.5	4	3.32	2.5	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	82	66	520	96	67	603	349	714	-	-	837	-	-
Stage 1	241	301	-	322	377	-	-	-	-	-	-	-	-
Stage 2	555	369	-	473	299	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	60	56	520	77	57	603	423	423	-	-	837	-	-
Mov Cap-2 Maneuver	156	156	-	185	154	-	-	-	-	-	-	-	-
Stage 1	227	284	-	291	340	-	-	-	-	-	-	-	-
Stage 2	435	334	-	422	282	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	15.03	19.79	0.71	0.45
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	423	-	-	390	355	837	-	-
HCM Lane V/C Ratio	0.097	-	-	0.08	0.317	0.057	-	-
HCM Ctrl Dly (s/v)	14.4	-	-	15	19.8	9.6	-	-
HCM Lane LOS	B	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.3	1.3	0.2	-	-

Capacity Analysis Summary Sheets

Year 2031 Total Projected Weekday Morning Peak Hour

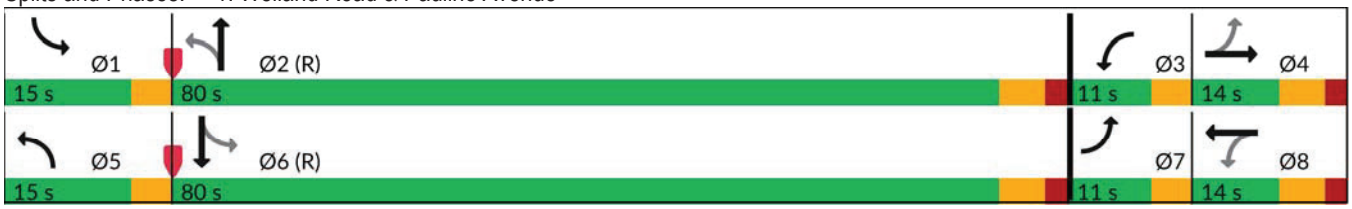


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	32	7	79	46	18	19	14	727	88	9	470	16
Future Volume (vph)	32	7	79	46	18	19	14	727	88	9	470	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	95		0	0		0	280		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			25			180			180		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.862			0.923			0.984			0.995	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1638	0	1770	1754	0	1805	3430	0	1805	3426	0
Flt Permitted	0.730			0.554			0.436			0.288		
Satd. Flow (perm)	1347	1638	0	1032	1754	0	828	3430	0	547	3426	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		89			21			20			5	
Link Speed (mph)		30			25			40			40	
Link Distance (ft)		892			226			564			673	
Travel Time (s)		20.3			6.2			9.6			11.5	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	3%	0%	0%	2%	0%	0%	0%	4%	0%	0%	5%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	36	97	0	52	41	0	16	916	0	10	546	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	9.5	14.0		9.5	14.0		9.5	24.0		9.5	24.0	
Total Split (s)	11.0	14.0		11.0	14.0		15.0	80.0		15.0	80.0	
Total Split (%)	9.2%	11.7%		9.2%	11.7%		12.5%	66.7%		12.5%	66.7%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)	17.3	8.8		19.4	11.4		91.5	87.8		90.7	85.9	
Actuated g/C Ratio	0.14	0.07		0.16	0.10		0.76	0.73		0.76	0.72	
v/c Ratio	0.17	0.48		0.24	0.22		0.02	0.36		0.02	0.22	
Control Delay (s/veh)	40.8	21.0		42.3	33.0		4.6	7.3		4.7	7.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	40.8	21.0		42.3	33.0		4.6	7.3		4.7	7.2	
LOS	D	C		D	C		A	A		A	A	
Approach Delay (s/veh)		26.3			38.2			7.3			7.1	
Approach LOS		C			D			A			A	
Queue Length 50th (ft)	24	6		34	15		3	112		2	59	
Queue Length 95th (ft)	50	58		66	49		10	224		7	125	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		812			146			484			593	
Turn Bay Length (ft)	95						280			185		
Base Capacity (vph)	225	202		219	186		729	2519		540	2460	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.16	0.48		0.24	0.22		0.02	0.36		0.02	0.22	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.48			
Intersection Signal Delay (s/veh): 10.4		Intersection LOS: B	
Intersection Capacity Utilization 42.1%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Weiland Road & Pauline Avenue



Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	99	5	1	73	10	6
Future Vol, veh/h	99	5	1	73	10	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	5	0	0	3	0	0
Mvmt Flow	141	7	1	104	14	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	149	0	200	145
Stage 1	-	-	-	-	145	-
Stage 2	-	-	-	-	55	-
Critical Hdwy	-	-	4.1	-	6.6	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1445	-	784	908
Stage 1	-	-	-	-	887	-
Stage 2	-	-	-	-	967	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1445	-	784	908
Mov Cap-2 Maneuver	-	-	-	-	784	-
Stage 1	-	-	-	-	887	-
Stage 2	-	-	-	-	966	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.11	9.48
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	826	-	-	49	-
HCM Lane V/C Ratio	0.028	-	-	0.001	-
HCM Ctrl Dly (s/v)	9.5	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	24	31	7	801	589	12
Future Vol, veh/h	24	31	7	801	589	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	75	0	140	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	14	3	2	0
Mvmt Flow	27	34	8	890	654	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1122	334	668	0	-	0
Stage 1	661	-	-	-	-	-
Stage 2	461	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.38	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.34	-	-	-
Pot Cap-1 Maneuver	203	668	842	-	-	-
Stage 1	481	-	-	-	-	-
Stage 2	608	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	201	668	842	-	-	-
Mov Cap-2 Maneuver	333	-	-	-	-	-
Stage 1	476	-	-	-	-	-
Stage 2	608	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	13.33	0.08	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	842	-	333	668	-	-
HCM Lane V/C Ratio	0.009	-	0.08	0.052	-	-
HCM Ctrl Dly (s/v)	9.3	-	16.7	10.7	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	0.2	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	4	0	10	22	1	21	2	13	783	15	48	567	5
Future Vol, veh/h	4	0	10	22	1	21	2	13	783	15	48	567	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	120	-	-	245	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	92	84	84	84	84	84	84
Heavy Vehicles, %	0	0	11	5	0	0	0	8	7	14	2	6	0
Mvmt Flow	5	0	12	26	1	25	2	15	932	18	57	675	6

Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	1294	1778	340	1428	1772	475	681	681	0	0	950	0	0
Stage 1	792	792	-	976	976	-	-	-	-	-	-	-	-
Stage 2	502	985	-	452	795	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	7.12	7.6	6.5	6.9	6.4	4.26	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.6	5.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.6	5.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.41	3.55	4	3.3	2.5	2.28	-	-	2.22	-	-
Pot Cap-1 Maneuver	122	83	630	93	84	541	539	868	-	-	719	-	-
Stage 1	353	403	-	264	332	-	-	-	-	-	-	-	-
Stage 2	525	329	-	549	402	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	104	75	630	82	76	541	805	805	-	-	719	-	-
Mov Cap-2 Maneuver	215	174	-	186	189	-	-	-	-	-	-	-	-
Stage 1	325	371	-	258	325	-	-	-	-	-	-	-	-
Stage 2	488	321	-	496	370	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	14.24	21.44	0.17	0.81
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	805	-	-	406	271	719	-	-
HCM Lane V/C Ratio	0.022	-	-	0.041	0.193	0.08	-	-
HCM Ctrl Dly (s/v)	9.6	-	-	14.2	21.4	10.4	-	-
HCM Lane LOS	A	-	-	B	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.7	0.3	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	7	822	3	3	592
Future Vol, veh/h	9	7	822	3	3	592
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	9	7	865	3	3	623

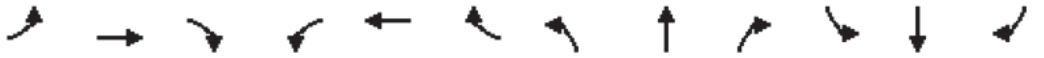
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1185	434	0	0	868	0
Stage 1	867	-	-	-	-	-
Stage 2	318	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	185	575	-	-	784	-
Stage 1	377	-	-	-	-	-
Stage 2	716	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	184	575	-	-	784	-
Mov Cap-2 Maneuver	297	-	-	-	-	-
Stage 1	377	-	-	-	-	-
Stage 2	714	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	15	0	0.05
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	377	784	-
HCM Lane V/C Ratio	-	-	0.045	0.004	-
HCM Ctrl Dly (s/v)	-	-	15	9.6	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Capacity Analysis Summary Sheets

Year 2031 Total Projected Weekday Evening Peak Hour

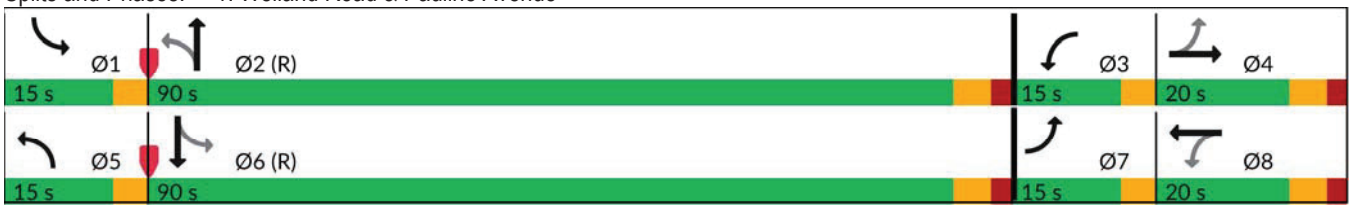


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	25	28	42	27	22	74	628	38	43	859	51
Future Volume (vph)	33	25	28	42	27	22	74	628	38	43	859	51
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	95		0	0		0	280		0	185		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			25			180			180		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.921			0.932			0.991			0.992	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	1717	0	1805	1771	0	1805	3544	0	1805	3548	0
Flt Permitted	0.724			0.685			0.267			0.376		
Satd. Flow (perm)	1376	1717	0	1302	1771	0	507	3544	0	714	3548	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		29			23			8			8	
Link Speed (mph)		30			25			40			40	
Link Distance (ft)		892			226			564			673	
Travel Time (s)		20.3			6.2			9.6			11.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	0%	4%	0%	0%	0%	0%	0%	1%	0%	0%	1%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	35	55	0	44	51	0	78	701	0	45	958	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	7	4		3	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0		3.0	15.0	
Minimum Split (s)	9.5	14.0		9.5	14.0		9.5	24.0		9.5	24.0	
Total Split (s)	15.0	20.0		15.0	20.0		15.0	90.0		15.0	90.0	
Total Split (%)	10.7%	14.3%		10.7%	14.3%		10.7%	64.3%		10.7%	64.3%	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	
Act Effct Green (s)	16.7	9.0		17.6	9.5		112.5	105.7		110.7	102.2	
Actuated g/C Ratio	0.12	0.06		0.13	0.07		0.80	0.76		0.79	0.73	
v/c Ratio	0.19	0.40		0.23	0.36		0.17	0.26		0.07	0.37	
Control Delay (s/veh)	51.0	42.8		52.0	45.3		4.4	7.5		4.1	8.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	51.0	42.8		52.0	45.3		4.4	7.5		4.1	8.7	
LOS	D	D		D	D		A	A		A	A	
Approach Delay (s/veh)		46.0			48.4			7.1			8.5	
Approach LOS		D			D			A			A	
Queue Length 50th (ft)	28	23		35	25		13	109		7	167	
Queue Length 95th (ft)	58	68		69	68		30	164		19	247	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		812			146			484			593	
Turn Bay Length (ft)	95						280			185		
Base Capacity (vph)	237	197		235	197		522	2677		674	2592	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.28		0.19	0.26		0.15	0.26		0.07	0.37	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.40			
Intersection Signal Delay (s/veh): 11.6		Intersection LOS: B	
Intersection Capacity Utilization 51.8%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Weiland Road & Pauline Avenue



Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	94	12	3	81	10	3
Future Vol, veh/h	94	12	3	81	10	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	1	0	0	0	0	0
Mvmt Flow	113	14	4	98	12	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	128	0	177	120
Stage 1	-	-	-	-	120	-
Stage 2	-	-	-	-	56	-
Critical Hdwy	-	-	4.1	-	6.6	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1471	-	810	936
Stage 1	-	-	-	-	910	-
Stage 2	-	-	-	-	966	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1471	-	808	936
Mov Cap-2 Maneuver	-	-	-	-	808	-
Stage 1	-	-	-	-	910	-
Stage 2	-	-	-	-	963	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.28	9.4
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	834	-	-	129	-
HCM Lane V/C Ratio	0.019	-	-	0.002	-
HCM Ctrl Dly (s/v)	9.4	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	15	24	740	913	15
Future Vol, veh/h	6	15	24	740	913	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	75	0	140	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	6	16	26	787	971	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1424	494	987	0	-	0
Stage 1	979	-	-	-	-	-
Stage 2	445	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	129	527	708	-	-	-
Stage 1	329	-	-	-	-	-
Stage 2	619	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	124	527	708	-	-	-
Mov Cap-2 Maneuver	240	-	-	-	-	-
Stage 1	317	-	-	-	-	-
Stage 2	619	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	14.43	0.32	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	708	-	240	527	-	-
HCM Lane V/C Ratio	0.036	-	0.027	0.03	-	-
HCM Ctrl Dly (s/v)	10.3	-	20.4	12.1	-	-
HCM Lane LOS	B	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	3	1	24	30	1	70	22	15	691	33	43	874	11
Future Vol, veh/h	3	1	24	30	1	70	22	15	691	33	43	874	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	120	-	-	245	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	4	0	0	2	0	0	0	0	0	1	10
Mvmt Flow	3	1	27	33	1	78	24	17	768	37	48	971	12

Major/Minor	Minor2			Minor1			Major1				Major2		
Conflicting Flow All	1539	1959	492	1450	1947	402	983	983	0	0	804	0	0
Stage 1	1073	1073	-	868	868	-	-	-	-	-	-	-	-
Stage 2	467	887	-	582	1079	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.98	7.5	6.5	6.94	6.4	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.34	3.5	4	3.32	2.5	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	80	64	517	94	65	598	346	710	-	-	829	-	-
Stage 1	239	299	-	318	372	-	-	-	-	-	-	-	-
Stage 2	551	365	-	471	297	-	-	-	-	-	-	-	-
Platoon blocked, %									-	-		-	-
Mov Cap-1 Maneuver	59	55	517	75	56	598	420	420	-	-	829	-	-
Mov Cap-2 Maneuver	154	154	-	182	152	-	-	-	-	-	-	-	-
Stage 1	225	282	-	286	336	-	-	-	-	-	-	-	-
Stage 2	431	329	-	419	280	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	15.12	20.05	0.71	0.45
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	420	-	-	387	350	829	-	-
HCM Lane V/C Ratio	0.098	-	-	0.08	0.32	0.058	-	-
HCM Ctrl Dly (s/v)	14.5	-	-	15.1	20.1	9.6	-	-
HCM Lane LOS	B	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.3	1.4	0.2	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	4	736	10	7	922
Future Vol, veh/h	6	4	736	10	7	922
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	6	4	775	11	7	971

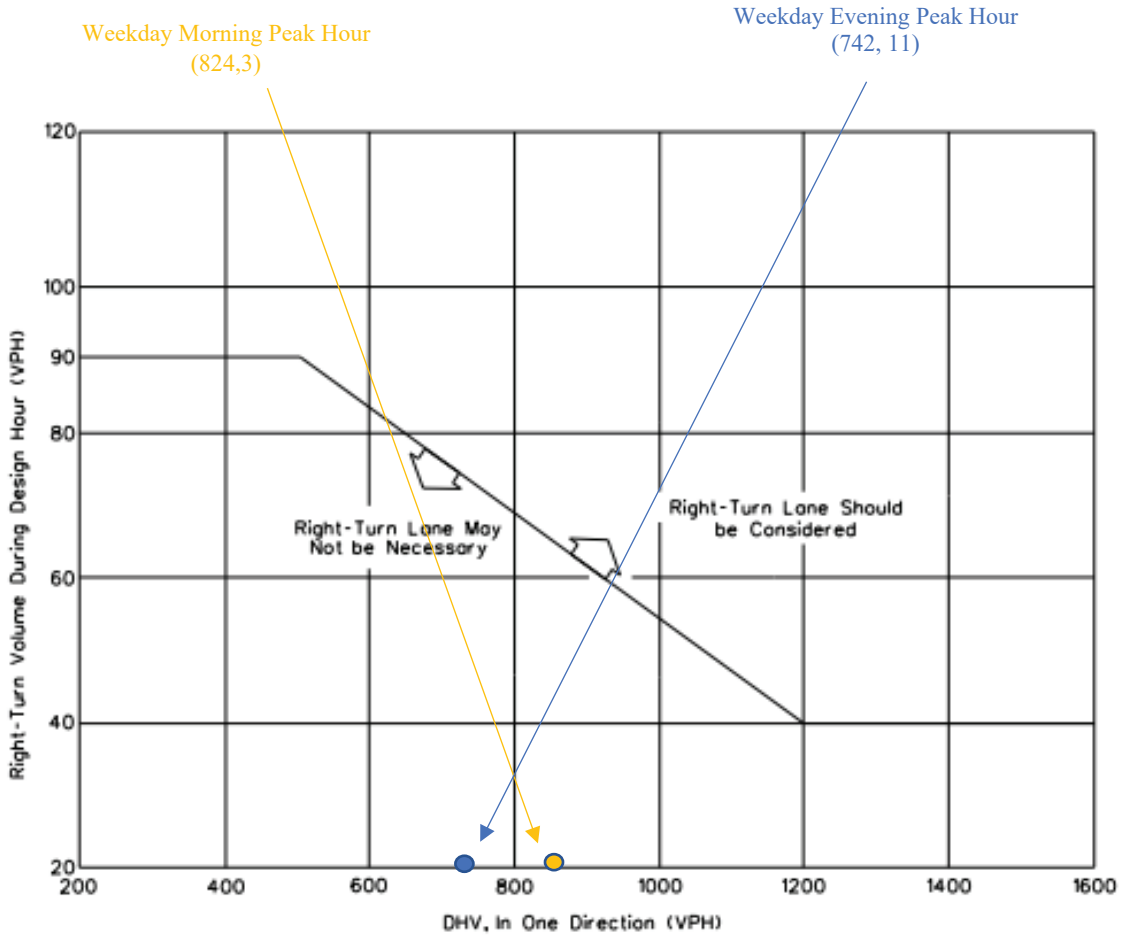
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1280	393	0	0	785	0
Stage 1	780	-	-	-	-	-
Stage 2	500	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	160	612	-	-	842	-
Stage 1	418	-	-	-	-	-
Stage 2	580	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	159	612	-	-	842	-
Mov Cap-2 Maneuver	291	-	-	-	-	-
Stage 1	418	-	-	-	-	-
Stage 2	575	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	15.07	0	0.07
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	368	842	-
HCM Lane V/C Ratio	-	-	0.029	0.009	-
HCM Ctrl Dly (s/v)	-	-	15.1	9.3	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Right Turn Warrant

Weiland Road with Proposed Access Road



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS
(Design Speed of 50 mph (80 km/hr) or Greater)

Figure 36-3.B

M/I Homes of Chicago, LLC
Highbury Club, Buffalo Grove, Illinois
Responses to Standards for Special Use, Planned Unit Development and Variations

M/I Homes of Chicago, LLC ("**Applicant**") requests consideration of an Annexation, Special Use for Planned Unit Development (PUD), Final Plat of Subdivision and Variations for the property to be known as "Highbury Club" (the "**Project**") located on approximately 8.5 acres located east of Weiland Road in Buffalo Grove, Illinois (the "**Property**"). Applicant is providing the following statement in accordance with Sections 17.28.040, 17.28.050 and 17.52.070 of the Village of Buffalo Grove Zoning Ordinance.

Responses to Standards for Special Use Permits (Section 17.28.040)

1. *The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*

As an approved Special Use, the Project will be conveniently located to enable its residents to be active members of the community in a convenient location. The Project will not have any detrimental impact on adjacent property or the character of the area. The Project will complement and enhance the character, public health, safety, morals, comfort and general welfare by providing quality modern residences in a thoughtfully designed and curated setting.

2. *The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.*

The size and location of the Project in relation to the requested special use is harmonious with the surrounding community. The single family homes provide an ideal transition from one existing neighborhood to the next within the greater Buffalo Grove community. The point of access to the Project is simple and efficient and will allow the orderly development, use and enjoyment of the Property.

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood.*

The Project will not be injurious to the use and enjoyment of other property in the vicinity, nor will it diminish or impair property values. Rather, the Project will improve the quality of life in the Village of Buffalo Grove and will conserve, and increase, property values in the Village. The Project provides for an abundance of light, and air with plentiful landscaping. The Project will foster the character and stability of the Village. The Project will not create any ongoing nuisances. Construction will comply with Village restrictions.

4. *The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie.*

The single family homes within the Project will not impede, hinder or discourage development and use of adjacent land, which is already fully developed and built out.

5. *Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided.*

The Project has been meticulously designed to provide all necessary public services, from utilities to road and pedestrian improvements. The traffic pattern within the community is intentionally designed to integrate with the greater community and to provide for the smooth and efficient flow of vehicles into, out of and within the community. The Project will also provide a connection to the local bicycle path system, for the benefit of the greater community. Each home within the Project will enjoy abundant light and air. Additionally, Petitioner is committed to paying all applicable impact fees to the school and library districts.

6. *Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.*

Adequate parking will be provided in accordance with the Zoning Ordinance. Garage, driveway and street parking will be available for residents and guests. Driveways are thoughtfully designed to eliminate nuisances and minimize congestion by encouraging residents to park within their own lots.

Responses to Standards for Planned Unit Development (Section 17.28.050)

The granting of flexibility as provided for in the special use ordinance for a planned unit development shall be dependent upon the ability of the land as utilized by the developer to meet such general objectives set forth below as shall apply:

1. *The protection of both the aesthetics and functions of the natural environment.*

There are no natural, scenic or historic features on the Property with the exception of a natural wetland area which will be preserved as the stormwater detention area within the Project and enhanced with landscaping.

2. *The arrangement of buildings and other improvements advantageous to the orderly function and aesthetics of both the natural and man-made environment*.

The design of the community provides for the maximum number of lots to be oriented in a desirable east-west pattern with a variety of lot sizes to appeal to a number of different potential residents. The Project provides for aesthetic interest via architectural details included in home facades and the application of abundant and verdant landscaping to both individual lots and open spaces.

3. *The preservation of adequate, permanent open space for the use of the residents in the development.*

The Project includes a green area within the cul-de-sac at its south end. It also includes a 0.9 acre stormwater detention area which will serve as a functional yet aesthetic green space for residents' enjoyment while walking or riding through the community.

4. The provision of land area necessary to accommodate any cultural, educational, recreational or other public and quasi-public activities necessary to serve the needs of the neighborhood.

The Project will foster the residents' needs for outdoor movement and ease of transportation. The convenient location of the Project will enable residents to participate actively in local cultural, educational, recreational and other public and quasi-public activities.

5. The orderly and creative arrangement of all land uses with respect to each other and to the entire Village.

The Project contains a single residential land use and reflects the creative and orderly arrangement of homes and roadways within the community as well as the thoughtful inclusion of green areas and landscaping that are both functional and aesthetically pleasing.

6. The provision of developed recreational activity areas necessary to serve the needs of the residential portion of the development.

Despite its size, the Project delivers opportunities for recreational activity by incorporating sidewalks and bike paths for recreation and exercise. The Project is also located in very close proximity to existing parks for the enjoyment of its residents.

7. The provision of a pedestrian environment separate from the vehicular environment.

The community will include sidewalks and a bike path to allow for pedestrian and bike movement separate from the roadways.

D. General Standards. All planned unit developments shall meet the following general standards:

a. Have the minimum areas as set forth in Section 17.16.060.

Confirmed.

b. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

There will be no detrimental influence or effect on the surrounding neighborhood or the character of the area as a result of the Project. Rather, the Project will complement and enhance the character, public health, safety, morals, comfort and general welfare by providing quality modern residences in a thoughtfully designed and curated setting.

c. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features.

As noted above, there are no natural, scenic or historic features on the Property with the exception of a natural wetland area which will be preserved as the stormwater detention area within the Project and enhanced with landscaping.

d. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development.

Confirmed.

e. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Virtually every square foot of the Property has been thoughtfully designed in order to put the Property to the best possible use, avoiding any wasted space or outlots that would be difficult to develop.

Responses to Standards for Variation (Sections 17.52.070; 17.40.030(C), 17.28.050(E))

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts.

If permitted to be used only under R-7 zoning without a PUD and variations, the property will not yield a reasonable return, as it is likely to remain undeveloped. Specifically, variations pursuant to Section 17.40.030(C) for reduced interior side, corner side and rear yard building setbacks as well as reduced lot areas and lot widths will allow for the development of a well-designed community with appropriately sized and located lots that accommodate single family homes of a size and style appropriate for the community and desirable to residents. Additionally, Section 17.28.050(E) restricts density to four (4) dwelling units per (net) acre of one-family dwellings, and M/I Homes requests density of five (5) dwelling units per net acre. The proposed density on a gross acreage basis is less than 4 and would meet code requirements but for the inclusion of roadways. The net density is a moderate and reasonable increase over the density allowed by the code and is necessary to develop the Project in a manner that not only provides a better return but will benefit the greater Buffalo Grove community.

Specifically, the development of a residential community at this location pursuant to the limited but necessary variations will yield a significantly better return and will benefit not only homeowners in the community, with modern and comfortable housing, but also the Village as a whole, given the additional tax base and customer base for local businesses. More customers for local businesses should result in job creation within the community. The construction of the Project will also contribute homebuilding jobs in various trades. Finally, the aesthetics of the Project will be appeal to discerning buyers, which enhance the Village's reputation as an appealing place to live. For these reasons, the Project will allow the Applicant to develop the Property to yield an excellent return both for Applicant and the community as a whole.

2. *The plight of the owner is due to unique circumstances.*

The location and odd shape of the Property create a unique set of circumstances that would make it extremely difficult, if not impossible, to develop the Project without the requested variations.

3. *The proposed variation will not alter the essential character of the neighborhood.*

The Project is sized and designed so as not to alter the essential character of properties in the vicinity. The Project will complement the surrounding neighborhood. Further, Applicant will take all reasonable steps to minimize and mitigate the impacts of the Project on the immediate vicinity. First, the locations of the homes and the overall layout of the community will allow the Project to maintain appropriate distance from surrounding communities and businesses. Second, the thoughtful site design will include abundant landscaping and screening which will maintain the privacy of the homes within the community as well as screening from the adjacent roads and businesses, including but not limited to a landscape buffer between the west side of the Project and Weiland Road, and the detention area serving an added function of being a buffer between the community and the neighborhood to the northeast of the Project.

Response to Standard for Variations and Exceptions from Title 16 of the Development Code (16.10.050-A):

A. The Corporate Authorities may vary and make exceptions to this Title where there is sufficient evidence, in its opinion, that these regulations, if strictly adhered to, would cause unnecessary hardship because of topographical or other conditions peculiar to the site, and that such variance may be made without destroying the intent of this Title.

The topographical conditions of the site as reflected in the M/I Homes's submittal package, including (i) its existing drainage patterns, (ii) proximity to other neighborhoods and (iii) desired connection to the existing Village retention pond located to the east of the Project necessitate the variations described above. The Project is largely landlocked and limited in terms of locations for potential streets and utilities. In order to develop a single family residential community at this location as desired by the Village and M/I Homes, and in order to provide easy and smooth access to all homes in the community, variations are needed for the extended cul-de-sac, and for modifications to grade and slope of the streets. These variations will not destroy the intent of the Development Ordinance, which is to regulate the development of land and provide standards and specifications for improvements thereto, and which allows for variations when the standards therefor are satisfied as set forth herein.

Response to Standards for Sign Variations pursuant to Section 14.16.010 to allow a residential subdivision sign in the R-7 district and to allow residential development sign to exceed the 5' height limitation and be placed within the required setback area:

1. *The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question.*

The literal interpretation and strict application of the provisions and requirements of the Development Ordinance would cause undue and unnecessary hardships to M/I Homes because the location of the property requires definitive and unique signage which not only blends with the design of the community but also

provides necessary wayfinding for residents, guests and deliveries to the community. The efficiently planned layout of the community requires that the sign be placed less than 25 feet from the front property line and within the required setback. The design of the community contains little excess space and M/I Homes has no other alternative for an appropriate placement of the monument sign. The proposed monument sign will be 6'3" tall and 3'9" wide, which is not obtrusive or excessive.

2. *The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.*

The location of the Highbury Club monument sign would not be detrimental to property owners in the vicinity as it will blend seamlessly with the landscaping and overall design of Highbury Club, will not be obtrusive and will not block sight lines.

3. *The unusual conditions applying to the specific property do not apply generally to other properties in the Village.*

M/I Homes is not aware of any other properties that have similar conditions.

4. *The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.*

The monument sign will contribute to the attractive aesthetic of Highbury Club as it will be compatible with the overall design of the community; it will serve the community's needs by providing necessary wayfinding; it will not endanger public safety or traffic safety; it will be legible, readable and visible, and as a result will help to protect the health, safety, and general welfare of the community without creating a nuisance to neighboring properties or upon the Village as a whole; will support the visual character of the Village; and will prevent traffic hazards by providing meaningful wayfinding.

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, DECEMBER 17, 2025

CALL TO ORDER

Acting Chairperson Moodhe called the meeting to order at 7:30 PM. Roll call indicated the following were present:PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Schwartz.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Community Development Director Nicole Woods, Deputy Community Development Director Kelly Purvis, Associate Planner Andrew Binder, Village Engineer Briget Schwab, Consulting Engineer Amy McKenna, and Civil Engineer Dan Hoscilo.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Consideration of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning, and Sign Codes to construct a 33-unit single-family development on the properties located at 301 and 20311 Weiland Road.**

Associate Planner Binder provided an overview of the proposed development and requested approvals, indicating staff's support for the project.

Julie Workman was sworn in on behalf of MI Homes.

Workman provided an overview of MI Homes, highlighting that they construct high-quality single-family and townhome developments. She explained MI Homes' interest in developing in Buffalo Grove, citing the excellent amenities and school districts in the area. She also pointed out the need for new homes in Lake County. Workman discussed how the development aligns with the Village Comprehensive Plan. She addressed the natural drainage patterns on the site, explaining that a detention basin is planned for the low side of the property, specifically in the northeast corner. Additionally, she noted that the project would have minimal impact on the roadway network, generating very little traffic. Lastly, Workman mentioned that one piece of feedback received during the public meeting was a request from neighbors for a fence to be installed.

Com. Davis noted that he lives in the Ridgewood Townhomes and expressed disappointment over the removal of a crosswalk, highlighting concerns about losing a safety feature. He also inquired whether the traffic study considered pedestrian traffic on non-soccer tournament days.

Workman noted that the traffic study did not take into account pedestrian traffic on non-soccer days. He also mentioned that there is an existing pedestrian crossing located slightly further north, which is relatively well-used. This area has been identified as a sustainable crossing point.

Com. Davis inquired about concerns regarding potential short cuts through the new development, as access from Raymond to Pauline is now possible.

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Anna Sutton was sworn in on behalf of MI Homes. She indicated that the traffic study indicated that people in the north would use their access to exit more often than the new development would use Raymond Road as a cut through.

Com. Davis inquired to confirm whether the fire department approved the smaller cul-de-sac diameter.

Binder confirmed that the Fire Staff reviewed and were OK with the plans presented.

Com. Davis mentioned the need for upkeep in landscaping and maintenance of the subdivision signs along Weiland Road. He asked what measures will be taken to ensure these areas remain in good condition.

Workman stated that the homeowners' association has the responsibility for maintaining all the improvements within the common areas, including the signage that will be on Weiland Road. She noted that the annexation and development agreement will include additional language allowing the village to enter and maintain the area, charging the HOA back if any issues arise.

Sutton noted the HOA's role during and after build-out and stated that common areas will be conveyed to the HOA once the community is well-developed. The HOA will manage the detention area and other common spaces, but MI Homes will retain ownership of certain items, like detention, for a few years to ensure proper establishment before handing everything over.

A discussion was held about the proposed fence around the perimeter and the gap between the fence and the bike path.

Com. Spunt asked about the 3 car garage option.

Sutton indicated that they don't have space for development of a 3-car garage within the site. There may have been an option for a 3-car garage in the packet, but this project won’t include one.

Commissioner Spunt asked whether the primary reason for selecting this site was to address the housing deficit and provide homes for the area. He pointed out that the slide indicated a shortage of 11,400 housing units by 2020.

Workman stated that the area has a wonderful school district and is very suitable for new housing. It's a prime location for single-family homes, especially since there’s a strong demand for housing. In the past, home builders focused on large tracts of land, but now we look for smaller infill parcels, which require more creativity and effort to develop.

Com Spunt asked if there were any changes to the plans after the neighborhood meeting.

Workman stated that they added the fence. The issues discussed with the neighbors

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were primarily about the fence, the route of the bike path traffic on Weiland, stormwater management, and the use of Pritchett Pond.

Woods highlighted the need for more housing in the Lake Housing Study, emphasizing that while much of the community is built out, there are still pockets of undeveloped land anticipated for housing in long-range planning. Although large-scale development is less common in Buffalo Grove, potential areas for redevelopment do exist.

Com Worlikar had questions about Sheffield Drive, focusing on road width, snow removal, and access for delivery trucks and school buses around the detention pond and into the cul-de-sac area.

Workman stated we've checked all the turn radii for fire trucks, buses, and everything else that could potentially need to come in and out of the community, and the geometry works.

Com. Worklikar mentioned that the area looks a bit tight, particularly considering larger vehicles like school buses. There was a question about parking on the curve at the entrance, and it's important to ensure proper signage for accessibility. Amendments have been made in other village areas before.

Woods mentioned that we can consider this as we move into detailed engineering, focusing on site visibility and lines of sight related to street curvature.

Com. Worlikar inquired about the road width standard, asking if it meets our minimum specifications and how it compares to others.

Purvis stated that the roadway is our standard size, and it is a standard public right-of-way as well, totaling 60 feet.

Com. Worlikar inquired about the proximity of green spaces to the new blue park on Weiland and if it is accessible from the area, noting the expectation of many kids.

Purvis mentioned that the Park District provided an analysis showing the park is on the outskirts of the service area. She noted that a representative from the Park District could offer more information during public comments.

Woods noted the importance of improving bike path connectivity to enhance access to larger green spaces and open areas.

Com. Worlikar asked about lot sizes, noting the smallest is 5,392 square feet, with an average around 7,000. He mentioned the range is typically between 5,500 and 6,500 square feet and sought to understand the average lot size for the Village overall.

Purvis mentioned that we don't have that information readily available and would need to conduct research to provide an accurate response.

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Woods emphasized the importance of balancing push and pull factors in stormwater detention to ensure lots are appropriately sized. This balancing act sometimes leads to irregular lot sizes, as they must conform to geometric constraints, resulting in a mix of smaller and larger lots reflected in the site plan.

Com. Worlikar asked how staff determined the density number and how it compares to other communities, including Link Crossing.

Workman provided an overview of the density and surrounding subdivisions.

Com. Worlikar inquired about the formulas used to calculate the impacts presented for District 102.

Workman stated that they started by reviewing the code requirements and observing that other recently constructed communities had produced more students than expected. Initially, they suggested a higher number than what the code mandated. After discussions with D102 regarding their needs and expectations for student generation, they reached an agreement on a fair contribution amount and ultimately decided to increase their initial proposal. For D125, however, they are providing only what the code requires.

Woods emphasized the importance of student impact to the community. In collaboration with D102, they analyzed recent housing projects to assess student generation compared to existing codes. They found that while single-family homes generated student numbers comparable to the code, single-family attached townhomes produced higher student counts than the code suggests. As a result, adjustments should be made, particularly for attached single-family homes.

Com. Worlikar asked if the median at Weiland Road is being removed and how it impacts traffic.

Schwab confirmed that the median, which acts as a pedestrian crossing, will be removed to allow for proper tapering of the left turn lane into the development.

Com Worlikar inquired about the tree plan, mentioning that some trees have been affected by diseases. There was a focus on ensuring tree diversity for the longevity of green spaces.

Schwab confirmed that the Village Forester has reviewed the selected specific species for the development, and that he is focused on preventing similar issues in the future.

Discussion occured about the construction practices and materials, participants highlighted the importance of using high-quality materials for driveways and home construction, emphasizing that their standards exceed those of competitors. The architectural details were noted for their uniqueness, including a variety of garage doors, light fixtures, and trim colors within the community.

Concerns were raised regarding construction road access, work hours, and the

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impact on the community, particularly in relation to sewer issues and flooding. It was assured that a dedicated construction team would manage these aspects professionally, complying with village regulations regarding working hours and maintaining good communication with the community. Village Staff expressed confidence in their team's ability to address any problems promptly and highlighted the presence of inspection teams to oversee proper construction practices and address public concerns.

Com Schwartz inquired about the price point for these homes.

Workman indicated that they anticipate the amount to be between $850,000 and $900,000.

Com Schwartz mentioned a new decorative fence replacing the current chain link one.

Doug Shannon from MI Homes stated that the proposed fence will be a 5-foot solid wood privacy fence.

Com. Schwartz expressed admiration for the properties in the area and highlighted the demand for housing due to a shortage of 11,000 units. He emphasized the need for support from Lincolnshire and the surrounding area to accommodate this growth, particularly regarding roadways, road widths, and school access. He mentioned traffic issues caused by ongoing development and urged builders to collaborate with local school districts and jurisdictions to address these challenges. Schwartz noted his support for community growth and improvement while recognizing the complexities involved.

Com Davis inquired about the school bus pickup and if this will occur in the subdivision.

Workman mentioned they're still figuring out the logical stop with the district.

Com Davis asked about lot sizes and variations and that the average lot size is just over 7,100 square feet, and we have a variance to go below the 7,200-square-foot minimum. He asked many homes are under that threshold.

Workman said about 1/3.

Com. Davis emphasized the importance of using current communities as a precedent while ensuring that the average does not decrease over time. He highlighted the need to prevent the proportion of homes falling below a certain threshold from growing and suggested this should be included in future development discussions.

Workman noted that while it's a fair point, there’s a trend among Gen Z and millennials favoring less land to manage, which is driving the popularity of townhomes among the younger population and students.

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Com. Moodhe inquired about who is responsible for operating the snowplow.

Workman said it will be public streets, so the Village will handle the snowplowing.

Com. Moodhe is concerned about removing the crosswalk, as it disrupts pedestrian access and without it, people would have to walk much farther to cross safely at Pauline Ave, which complicates access.

Director Woods noted that although walkability is encouraged, the existing crosswalk was meant for the soccer fields and the parking lot. Established in 2020 as a safety measure for heavy parking, the median crossing is no longer necessary. The engineering team is evaluating the situation to ensure safety while maintaining walkability.

Schawb mentioned that the pedestrian crossing was considered for removal due to the need for a left turn lane and the taper lengths required by IDOT guidelines, which conflicted with the existing crosswalk. She noted that the entrance to the existing Schwaben site is a driveway and the proposed change to the access would be street, requiring the need for the left turn lane tapering.

Com. Moodhe discussed the funding for school districts, noting that while immediate needs are addressed, long-term costs tend to increase. Schools are reaching their limits, requiring variances for new buildings. He asked if the bike path will connect to Pritchett Elementary, enabling residents with elementary school kids to walk there.

Workman confirmed.

Com. Moodhe asked if we are considering future variances for sunrooms and fences with these smaller lot sizes.

Sutton explained that on the proposed site plan, certain lots can't accommodate all of the options due to zoning restrictions. If buyers choose a floor plan with a morning room but select a lot that doesn't allow it, they will need to pick another lot. Additionally, they must sign a declaration agreeing to a set of rules after closing.

Com. Moodhe mentioned that the initial buyers may not be the ones who see potential in the property, but future buyers might envision possibilities, such as adding a sunroom, even if it may not be allowed.

Workman noted that the HOA agreement and declaration will have strict limitations on additions, requiring HOA approval. The HOA will impose tight restrictions, with processes in place for any proposals, but overall, the options will be very limited.

Com. Moodhe emphasized that it should be clearly stated, even though it's included in the declarations.

Com. Worlikar asked if the HOA will maintain the wood fence, the monument sign, and the detention pond.

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Workman confirmed.

The Staff Report was entered into the record as Exhibit 1.

Laurie Hoffman, from the Buffalo Grove Park District was sworn in. She noted that they recently did a study as part of their accreditation. She noted that the property is on the edge of the service area for Willow Stream and Emmerich Park.

Kevin Dryman, Resident of 260 Osage Ter, was sworn in. He raised a few concerns: first, about the extension of the walking path, which will be right outside the easement on his property, near the water retention area. He expressed concern about potential traffic behind his house and wondered why the path couldn't be moved further north. Second, he noted the significant investment in widening Pritchett Pond and asked if any environmental impact studies have been conducted, given the ecological disruptions over recent months. Third, he mentioned that last winter, his street was only plowed once in 24 hours, which was after a neighbor called the non-emergency line to report that she has a wheelchair-bound child needing clear roads. He inquired how the village plans to handle additional snowplowing services for the extra roads.

Woods noted that the pond issue has been addressed and is not open for discussion at this meeting.

Workman addressed the walking path concern, noting that due to the village's vision for the bike path and the comprehensive plan, options for making connections are limited.

Schawb mentioned she can bring snow removal concerns to the Public Works team. The operations team involved in setting up the fall route is part of the plan review process, ensuring all issues are addressed. She can definitely raise these concerns with the operations team.

David Besser, a resident at 365 Dogwood Terrace, was sworn in and questioned who decided to create a connection to the bike path from the new subdivision to Richmond. He expressed concerns about privacy issues, noting that people will be walking through backyards and increasing walking and biking traffic, and more people could be using the tot lot.

Workman noted that they were following the guidance of the Village’s Comprehensive Plan to create a connection for the bike path, aligning with the Village’s vision. This is something the village has been working on, and they are trying to accommodate the needs of the entire community.

Woods emphasized the importance of connecting public bike and pedestrian paths to reduce reliance on cars and enhance community connectivity, aligning with our policy and comprehensive planning practices.

Besser questioned the privacy of people's homes and the community's responsibility regarding the upcoming new residents using the existing tot lot.

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Woods mentioned that if Besser is interested in installing a privacy fence for their property, the Village Staff can provide the necessary information to help.

Besser raised concerns about traffic on Weiland Road, particularly for cars turning left into the Schwaben Center. He asked what studies were done to ensure this development wouldn't cause backups.

Schwab noted that the mid-block crossing is being removed to allow for proper queue lengths and taper lanes for turn lanes.

Besser mentioned that school buses currently don't enter our subdivisions and only stop on Pauline. Will they stop on Weiland Road, and how will our kids get to their stop?

Workman stated that they will collaborate with the school district and busing companies to find the best location.

A general discussion was held regarding the connection to the detention pond and its construction.

Resident of 317 Dogwood Ter, was sworn in. He asked about the fiscal impact of rising property taxes and utility bills, and how this will affect the neighborhood and housing.

Workman expressed uncertainty about how the community's values might be impacted but acknowledged the interesting question regarding utilities. She does not believe that the community will significantly affect utility costs in surrounding areas, unlike the impact of data centers and AI usage.

Gleb Sazonov, resident of 315 Dogwood Ter, was sworn in. He expressed concerns about a new development near his townhome. He highlighted that increased traffic from Fairview residents would affect local roads and amenities, particularly the bike path. Sazonov urged that the bike path's current shape be preserved, as it directly impacts his backyard. He also noted issues regarding access to Prichett School and the importance of maintaining the existing crosswalk on Weiland Road for safety. Additionally, he raised concerns about potential construction and dirt disturbances.

Shannon mentioned that there won't be large stockpiles, just a topsoil pile to spread on the lawns, which are sold after the house construction. A silt fence will be put up for control, especially if there's a dust issue.

Resident at 381 Raymond Ave was sworn in. He asked if the construction traffic will be using Raymond Road. He also asked if there is opportunity to create more walking space in the development.

Sutton stated that there will be no traffic on Raymond Road during the construction and she noted that sidewalks will be installed throughout the development.

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The public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board for approval of a Special Use for a Planned Unit Development, R-7 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 33-unit single-family home development at 301 and 20311 Weiland Road, subject to the conditions recommended in the staff report.

The motion was seconded by Com. Worlikar.

Com. Worlikar emphasized the importance of balancing community needs while minimizing impacts on existing homeowners. He appreciates community feedback and values the presence of the school district. The planning process involves considerations for infrastructure, safety, and connectivity, including traffic studies and neighborhood integration through features like bike paths and low fences. He acknowledged privacy concerns and the potential for collaboration with developers for improvements. Overall, he expressed support for the proposed variations and motion, highlighting the ongoing partnership with the village and developers to enhance the community.

Com. Schwartz mentioned he grew up here and values privacy. He also considers the neighbors' concerns and emphasized the importance of privacy for current homes, which he believes should be a key consideration.

Moved by Jason Davis, seconded by Neil Worlikar to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES:	5	Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz
NAYS:	0	None
ABSENT:	4	Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

B. **Consideration of an amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 84-028, to allow a health club greater than 10,000 square feet, and drive-through restaurants as future uses within the shopping center, as well as approval of a sign package with Variations to the Sign Code for the redevelopment of Chase Plaza at 1160 Lake Cook Road.**

Director Woods and Deputy Director Purvis provided an overview of the proposed development and requested approvals, indicating staff's support for the project.

Louis Schriber was sworn in on behalf of Shorewood Development Group.

Schriber provided an overview of the request for the amendment to the Planned Development, the proposed signage and the drive-through request. He indicated that Shorewood Development Group has been involved in multiple projects in Buffalo Grove with the Woodman's Food Market and the Tesla Dealership. He stated that his team is back to help revitalize another important site within Buffalo Grove.

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Com. Schwartz stated that he is extremely excited about this project, which has been vacant way too long, and indicated that he used to work at the old Dominick's and Domino's. He asked about the tenants that they are seeking to fill the spaces.

Schriber stated that one of the reasons they have done this in two phases is that there are 4 owners within the shopping center, and the most pressing and important parcel is the old Dominick's /Albertson's site. We're running out of time with them, so they are working to get phase 1 done to move forward and close on the phase 1 property by January 22nd. He stated that shortly after closing, they will work on the second tenant.

Com. Spunt asked if the tenant spaces/building where the Dominio's is currently at is staying.

Schriber confirmed.

Com. Spunt asked if the Buffalo Restaurant at the corner will be staying.

Schriber stated that it will be a part of Phase 2.

Purvis reiterated that the proposal tonight is just for the old Dominick's portion of the property that includes the facade updates, landscaping, lighting and signage, while also generally allowing drive-throughs within the Chase Plaza Shopping Center.

Com. Spunt asked for clarification on what is happening to the existing buildings.

Schriber mentioned considering redeveloping the site by demolishing everything and rebuilding. However, he noted that with the two current uses, they would end up constructing a very similar structure. He also said that despite the building's poor condition and outdated facade, they plan to demolish this section down to just two walls. He also stated that they will tear down the entire facade and put up a new one, since the existing one is outdated.

Com. Spunt asked about Club Studio and if it is going to be similar to their other clubs.

Schriber explained that LA Fitness owns Club Studio, which is a higher-end brand competing with Lifetime Fitness but without a pool. He mentioned that Lifetime Fitness typically spans about 100,000 sq ft, while Club Studio will be around 34,000 sq ft. He confirmed there will be no outside area for Club Studio.

Com. Spunt asked if the EV Chargers will be Tesla superchargers.

Schriber confirmed they will be superchargers.

Com. Worlikar asked about the proposed right-turn lane along Lake Cook Road and if the sidewalk will exist or be removed.

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Schwab stated there will still be a sidewalk.

Com. Worlikar wanted to clarify that the purpose of the drive-through request is to provide future tenants with better access and visibility, and to enable proactive marketing of the site.

Schriber confirmed and to refresh the PUD on what the market is demanding today.

Woods reiterated that the current PUD does not allow drive-throughs and that amending it would remove that prohibition. However, the plan set shows how a drive-through could work. If a drive-through is planned for the site with a tenant, they will have to come back to the Village for approval.

Acting Chairperson Moodhe asked if Shorewood is looking to develop the entire parcel.

Schriber confirmed that they are under contract with all four owners, and the first step is to secure what they are presenting tonight, describing it as very proactive. He mentioned that this approach causes some discomfort but noted that they've successfully collaborated with Buffalo Grove on two other projects. They are willing to take this risk by prioritizing the key elements now and completing the remaining parts later. He stated that Phase 2 will be presented in the first quarter of 2026.

Acting Chairperson Moodhe asked about the replacement of the existing monument signs.

Purvis confirmed they are removing and replacing the two existing monument signs with new ones in roughly the same location.

Acting Chairperson Moodhe asked what the use will be for the retail space and if it will be a single retailer.

Purvis stated that the space is general retail.

Schriber confirmed it will be single retail for the west tenant space, and there will be two tenants total within the old Dominic's space.

Com. Spunt asked if any of the access points are changing.

Schriber confirmed that no access points are changing.

Com. Worlikar asked about the proposed signage and if all the wall signage is for a single tenant.

Schriber stated that the wall signs across the facade are for both tenants.

The Staff Report was entered into the record as Exhibit 1.

Com. Davis made a motion to make a positive recommendation to the Village Board

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to allow an amendment to the Planned Unit Development and Preliminary Plan approved by Ordinance No. 84-028, to allow a health club greater than 10,000 square feet, and drive-through restaurants as future uses within the shopping center, as well as approval of a sign package with Variations to the Sign Code for the redevelopment of Chase Plaza at 1160 Lake Cook Road, subject to the conditions recommended in the staff report.

The motion was seconded by Com. Spunt.

Com. Spunt mentioned that this building is old and no longer operational. It will become a great high-traffic site, and the new development will look excellent.

Com. Worlikar reiterated Com. Spunt's position and expressed that we are eager to redevelop this area. He mentioned that splitting the parcel into two parts with additional sign variations—still within our standards, even if more numerous than usual—makes sense. He also highlighted that from a tenant management perspective, it's very smart for people to have an idea of what is planned. Whether a drive-through is added later or not, understanding that it's part of the initial plan promotes openness, honesty, and transparency. He believes such clarity helps with overall management and supports the motion for these reasons.

Acting Chairperson Moodhe expressed support for the motion, emphasizing the importance of considering all facts, reviewing the entire project and a cohesive plan, and collaborating with staff to complete it.

Moved by Jason Davis, seconded by Marc Spunt to recommend approval. Upon roll call, the Commissioners voted as follows:

AYES:	5	Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz
NAYS:	0	None
ABSENT:	4	Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**
None.

B. **Approval of Draft Minutes from the December 3, 2025 PZC Meeting**
Moved by Marc Spunt, seconded by Jason Davis to approve. Upon roll call, Tthe Commissioners voted as follows:

AYES:	5	Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz
NAYS:	0	None
ABSENT:	4	Mitchell Weinstein, Amy Au, Sujat Saxena, Chad Gregory

Motion declared Passed.

C. **Chairperson's Report**
None

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D. **Committee and Liaison Reports**

E. **Staff Report/Future Agenda Schedule**

Deputy Director Purvis thanked the PZC members for attending the meeting during the thick of the holiday hustle and bustle. She indicated that the January 7, 2026 meeting will be canceled and wished the Commissioners a happy holiday season.

F. **Public Comments and Questions**

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

None

ADJOURNMENT

The meeting was adjourned at 9:53 PM

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 13.a.

Executive Session- Section 2(C)(21) of the Illinois Open Meetings Act: Discussion of Minutes of Meetings Lawfully Closed Under This Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

Contacts

Liaison: President Smith
Staff: Dane Bragg

Staff Recommendation

Staff recommends move to Executive Session.

Recommended Motion

I move to enter into Executive Session- pursuant to Section 2(C)(21) of the Illinois Open Meetings Act: Discussion of Minutes of Meetings Lawfully Closed Under This Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

Summary

Executive Session- Section 2(C)(21) of the Illinois Open Meetings Act: Discussion of Minutes of Meetings Lawfully Closed Under This Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

Strategic Alignment

Guiding Principle

N/A

Goal

N/A

File Attachments

None

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: January 20, 2026

AGENDA ITEM 13.b.

Executive Session - Section 2(C)(2) of the Illinois Open Meetings Act: Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees.

Contacts

Liaison: President Smith
Staff: Dane Bragg

Staff Recommendation

Staff recommends move to Executive Session.

Recommended Motion

I move to enter into Executive Session pursuant to Section 2(C)(2) of the Illinois Open Meetings Act: Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees.

Summary

Executive Session - Section 2(C)(2) of the Illinois Open Meetings Act: Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees.

Strategic Alignment

Guiding Principle

N/A

Goal

N/A

File Attachments

None